

TRACT #1

LEGAL DESCRIPTION:

Section 19, Township 81 North, Range 3
 East of the 5th P.M., Clinton Co., IA

Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 59172 surveyed acres with approximately 55.76 Cropland acres carrying a CSR2 rating of 66.8. The primary soil types include Flagler, Klinger, and Marshan Loams. The farm is located just East along 223rd Ave., located in Section 19 of Orange Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

TO CONTACT LISTING AGENT:

Call: Alan McNeil
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Call: Douglas R. Yegge
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Yeggemcneilland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is open for 2023 crop year.

SALE METHOD:

The farmland will be sold in seven individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

**Meints Farm, Tract 1 - 59.172 Surveyed Acres,
 Clinton County, IA**

TOTAL ACRES:	59.172 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about December 12, 2022
Price Per Acre:	
Owner:	Meints
Operator:	
County & State:	Clinton Co., IA
Location:	South of Grand Mound, IA
Possession Date:	At closing
Drainage Info:	Natural & Tile
Average Productivity:	66.8 CSR2
Taxable Acres:	58 est.
Net RE Taxes:	\$2,242 est.
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

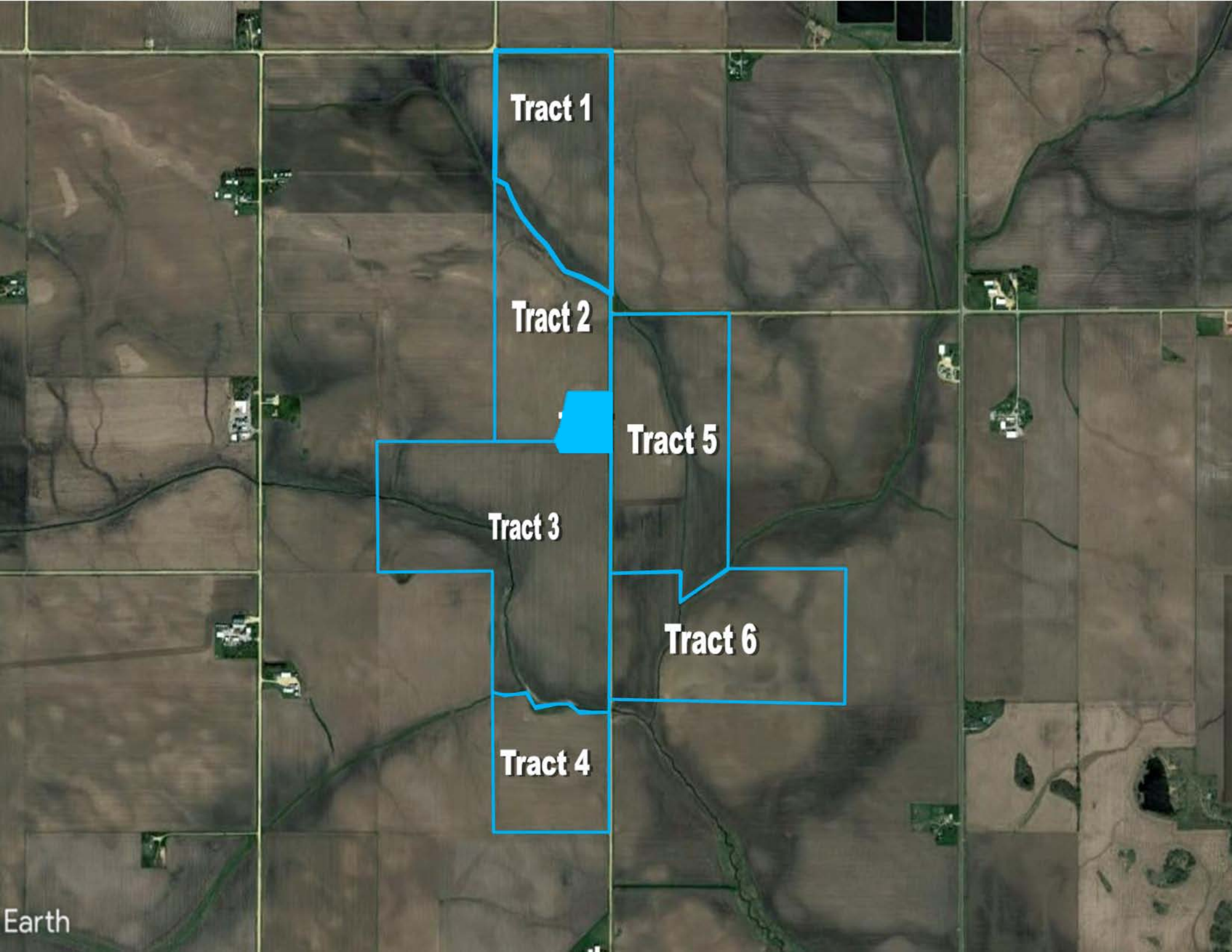
Farmland:	59 est.
Crop Acres:	55.76
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	28.64 est.
Corn Yield:	171
Soybean Base:	27.11 est.
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	59.172
Tillable Acres:	55.76
CRP Acres:	
Farmstead:	
Roads:	3
Waterways:	.412
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742



Tract 1

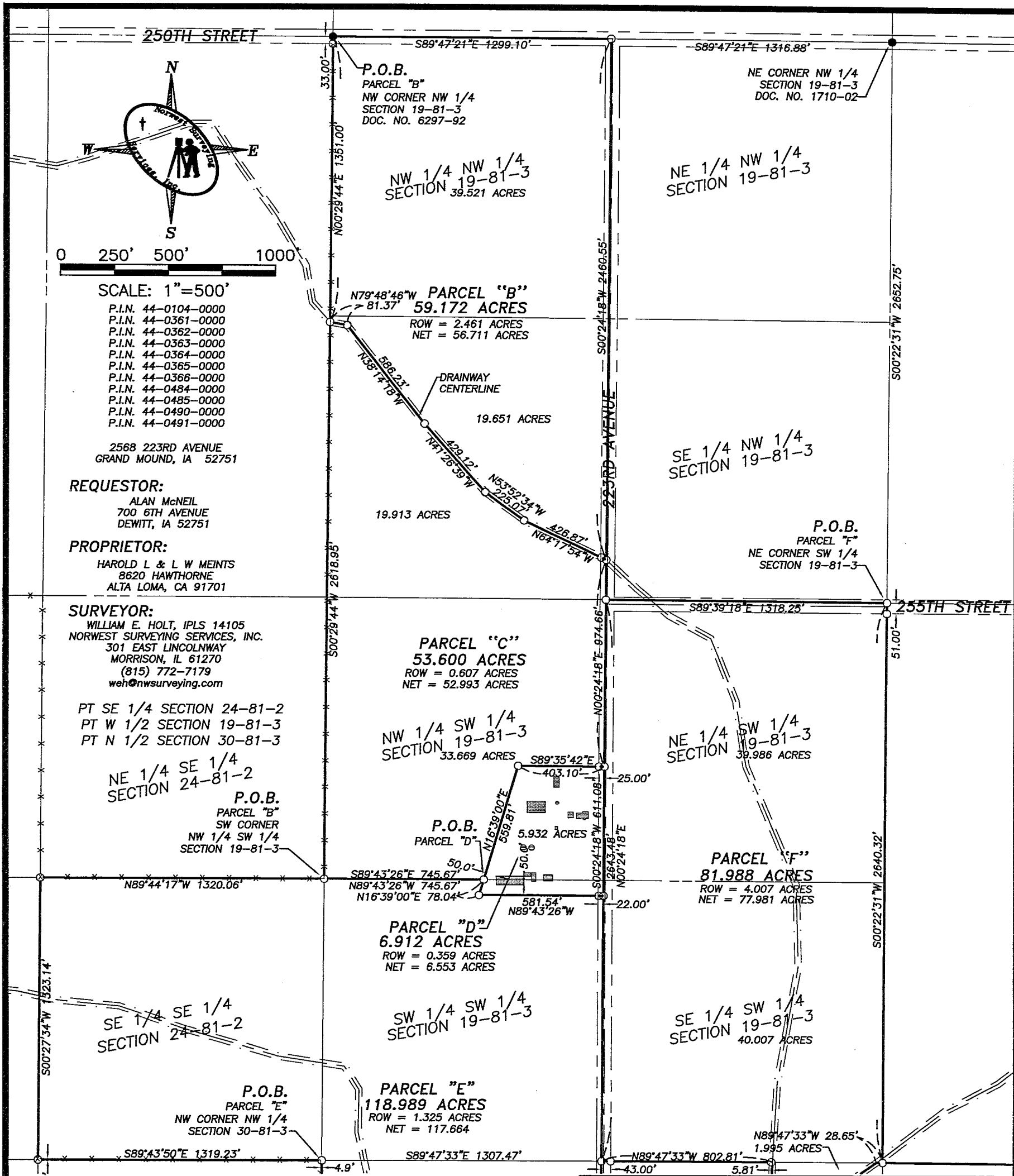
Tract 2

Tract 5

Tract 3

Tract 6

Tract 4



SCALE: 1"=500'

P.I.N. 44-0104-0000
P.I.N. 44-0361-0000
P.I.N. 44-0362-0000
P.I.N. 44-0363-0000
P.I.N. 44-0364-0000
P.I.N. 44-0365-0000
P.I.N. 44-0366-0000
P.I.N. 44-0484-0000
P.I.N. 44-0485-0000
P.I.N. 44-0490-0000
P.I.N. 44-0491-0000

2568 223RD AVENUE
GRAND MOUND, IA 52751

REQUESTOR:

ALAN McNEIL
700 6TH AVENUE
DEWITT, IA 52751

PROPRIETOR:

HAROLD L & L W MEINTS
8620 HAWTHORNE
ALTA LOMA, CA 91701

SURVEYOR:

WILLIAM E. HOLT, IPLS 14105
NORWEST SURVEYING SERVICES, INC.
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179
weh@nwsurveying.com

PT SE 1/4 SECTION 24-81-2
PT W 1/2 SECTION 19-81-3
PT N 1/2 SECTION 30-81-3

NE 1/4 SE 1/4
SECTION 24-81-2

P.O.B.
PARCEL "B"
SW CORNER
NW 1/4 SW 1/4
SECTION 19-81-3

SE 1/4 SE 1/4
SECTION 24-81-2

P.O.B.
PARCEL "E"
NW CORNER NW 1/4
SECTION 30-81-3

PARCEL "C"
53.600 ACRES
ROW = 0.607 ACRES
NET = 52.993 ACRES

NW 1/4 SW 1/4
SECTION 19-81-3
33.669 ACRES

P.O.B.
PARCEL "D"

PARCEL "D"
6.912 ACRES
ROW = 0.359 ACRES
NET = 6.553 ACRES

PARCEL "E"
118.989 ACRES
ROW = 1.325 ACRES
NET = 117.664

NE CORNER NW 1/4
SECTION 19-81-3
DOC. NO. 1710-02

NE 1/4 NW 1/4
SECTION 19-81-3

SE 1/4 NW 1/4
SECTION 19-81-3

P.O.B.
PARCEL "F"
NE CORNER SW 1/4
SECTION 19-81-3

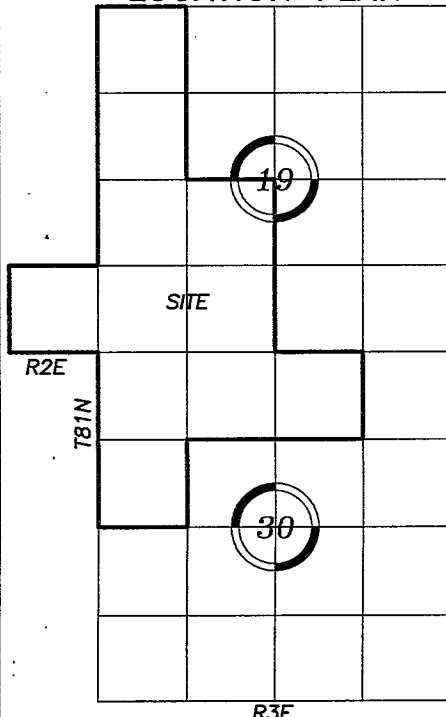
NE 1/4 SW 1/4
SECTION 19-81-3
39.986 ACRES

PARCEL "F"
81.988 ACRES
ROW = 4.007 ACRES
NET = 77.981 ACRES

SE 1/4 SW 1/4
SECTION 19-81-3
40.007 ACRES

N89°47'33"W 28.65'
1.995 ACRES

LOCATION PLAN



Surveyor's Notes

Monuments shown hereon are
5/8" rods unless noted otherwise.

ZONING APPROVAL

This plat meets the Subdivision &
Zoning Ordinance Requirements for
Clinton County, IA.

Clinton County Zoning Date

LEGEND

- BOUNDARY OF SURVEY
- ▲ MONUMENT FOUND
- STONE FOUND
- SET IRON PIN W/CAP
- CHISELED "X"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

RESERVED FOR RECORDER

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 NWSURVEYING@MCHSL.COM
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 10-13-22	JOB NO. 2022230	DRAWN BY WEH
BOOK NO. 268-41	PLAT NO. 2022230A	DRAWING NAME 2002254	DRAWING DATE 19 OCT 22
REVISION DATES	CHECKED BY	SCALE 1"=500'	

PROJECT

FARM PARCEL SURVEY

TITLE

MEINTS FAMILY FARM

PLAT OF SURVEY

Of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 24 in Township 81 North (T81N), Range 2 East (R2E) of the Fifth Principal Meridian (5th PM), and parts of Sections 19 & 30 in Township 81 North (T81N), Range 3 East (R3E) of the Fifth Principal Meridian (5th PM), all in Clinton County, Iowa:

The descriptions of the parcels depicted hereon are attached hereto and made a part hereof.

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Agent Alan McNeil of DeWitt, Iowa.

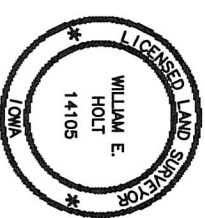
All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that the related survey work was performed, by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

William E. Holt

Dated this 19th day of October, 2022 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2022 C.E.

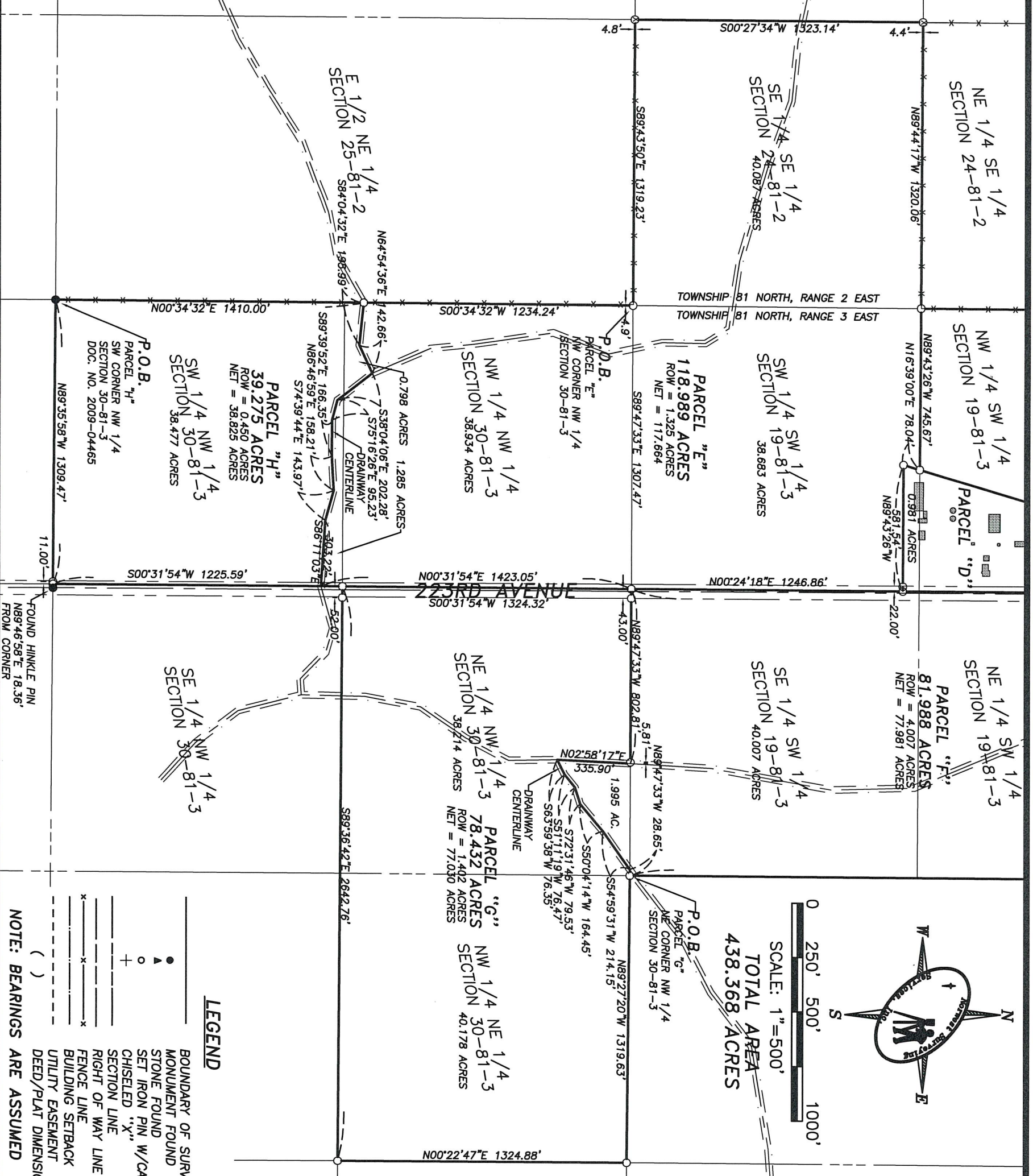


SHEET 2 OF 2

NORWEST SURVEYING SERVICES, INC.
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301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (615) 772-7179 NWSURVING@GMAIL.COM

SURVEYED BY	FIELD WORK COMPLETED	JOB NO.	DRAWN BY
JMW, CFW	10-19-22	2022230	WEH
BOOK NO.	PLAT NO.	DRAWING NAME	DRAWING DATE
268-41	2022230B	2002254	19 OCT 22
REVISION DATES	CHECKED BY	SCALE	
		1"=500'	

FARM PARCEL SURVEY
MEINTS FAMILY FARM



Grand Mound

Highway 30

DeWitt

Subject

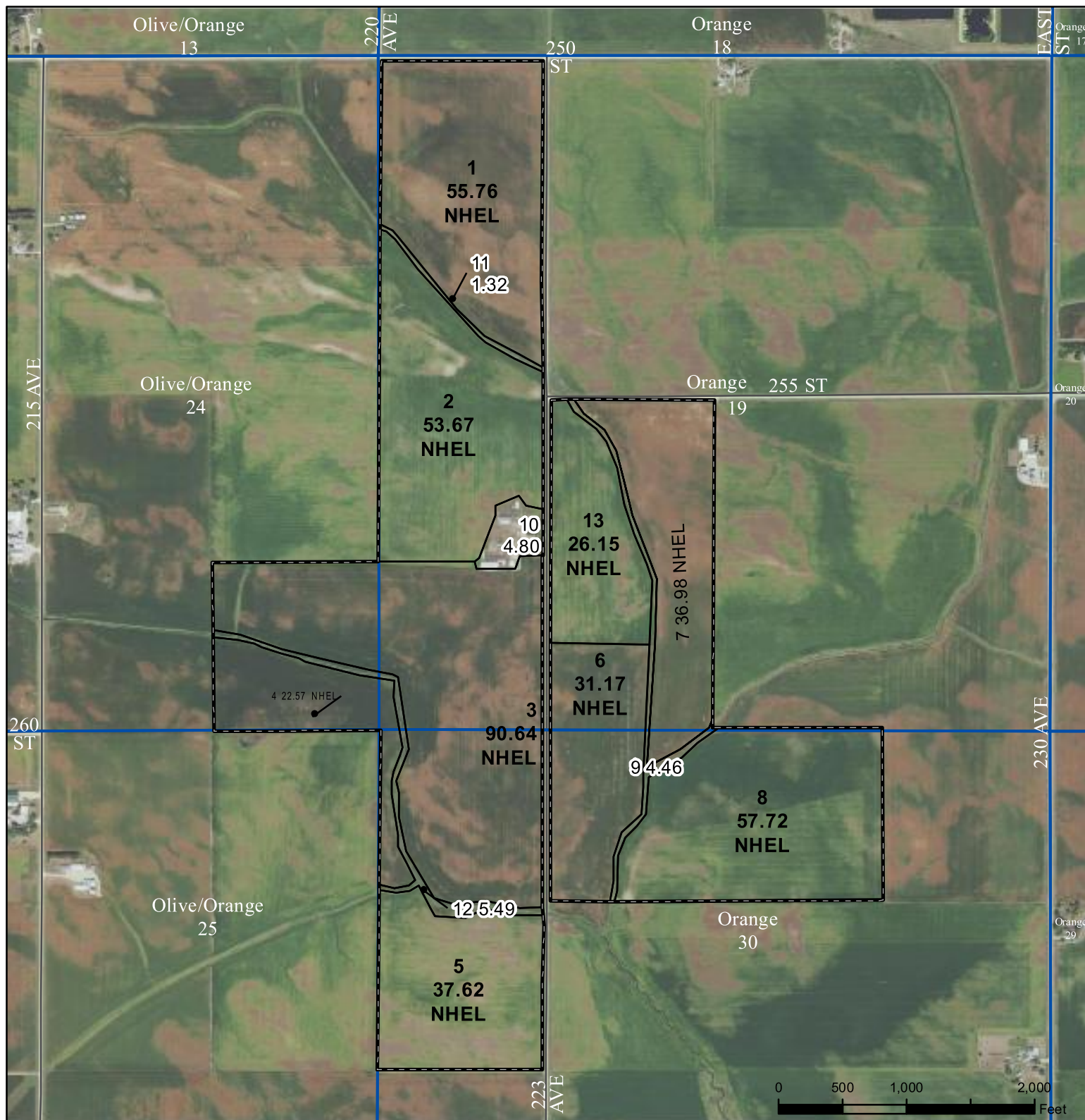
Highway 61

th



United States
Department of
Agriculture

Clinton County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

NAIP/USDA_CONUS_PRIME

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

2022 Program Year

Map Created April 22, 2022

Farm 1628

Tract 1056

Tract Cropland Total: 412.28 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1628

Prepared : 9/2/22 1:00 PM

Crop Year : 2022

Operator Name : XXXXXXXXXX
Farms Associated with Operator : XX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
428.35	412.28	412.28	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	412.28	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	211.50	0.00	171	
Soybeans	200.20	0.00	46	
TOTAL	411.70	0.00		

NOTES

Tract Number : 1056

Description : F9,G9,G10;SE1/4OF24;NW1/4,SW1/4OF19;NW1/4,NE1/4-30
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HAROLD MEINTS, LARRY MEINTS
Other Producers : XXXXXXXXXX
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
428.35	412.28	412.28	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
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IOWA
CLINTON
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Abbreviated 156 Farm Record

Tract 1056 Continued ...

Corn	211.50	0.00	171
Soybeans	200.20	0.00	46
TOTAL	411.70	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

SELLERS LAND DISCLOSURE

 Address or location: 2568 223rd Avenue Grand Mount Iowa

 Zoning: AG

 Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

 Basis of this sale: ☐ Gross Acres ☐ Net Acres ☐ Unknown Surveyed

 School district: Central Clinton DeWitt

 Covenants established for this location? ☐ Yes ☒ No ☐ Unknown If Yes, attach a copy.

1. Are buildings present on the property?

☒ Yes ☐ No ☐ Unknown

2. Is there an association that requires dues?

☐ Yes ☒ No ☐ Unknown

3. Water availability:

☐ Rural ☒ Well ☐ Combination

☐ None ☐ Unknown

4. What types of sewage disposal systems are present at this location?

☐ City Sewer ☒ Septic ☐ None ☐ Unknown

- If Septic is checked, is the system in compliance with county regulations?

☐ Yes ☐ No If No, please explain.

Unknown

5. Electric company that provides service to this location:

REC

6. What type of fuel is available at this location?

☒ LP Gas ☐ Natural Gas ☐ Other

☐ None ☒ Unknown

 7. Are there any easements or other encumbrances on file for the location? ☐ Yes ☐ No ☒ Unknown

- If Yes, provide brief description.

8. Will a property survey be required?

☒ Yes ☐ No ☐ Unknown

- If Yes, who is responsible for the cost?

☒ Seller ☐ Buyer ☐ Unknown

9. Necessary to build a driveway to access the property?

☐ Yes ☐ No ☒ Unknown

10. Is there a private road located on this property?

☐ Yes ☒ No ☐ Unknown

11. Are fences present around the property?

☐ Yes ☒ No ☐ Unknown

- If Yes, what is the condition of the property line fences?

☐ New ☐ Properly Maintained ☐ Poor ☒ Unknown

- Are the fences accurate in comparison to property lines?

☐ Yes ☐ No ☒ Unknown

12. What type(s) of improvements are present to this property?

☐ Terraces ☐ Grain Bins ☐ Tile ☐ Springs ☐ Ponds

☐ Other ☒ Unknown

13. Is there currently a tenant on this property?

☒ Yes ☐ No ☐ Unknown

- If Yes, has tenant been provided a termination notice?

☒ Yes ☐ No ☐ Unknown

- What are the terms of the current agreement?

March 1, 2022 to March 1, 2023

14. Is the land enrolled in any government programs?

☐ Yes ☐ No ☒ Unknown

- If Yes, identify the programs:

☐ CRP ☐ DCP ☐ Conservation Agreements

☐ Wetlands ☐ Forest Service ☐ Other

15. Environmental concerns are present on this property?

☐ Feedlots ☐ Landfills Burial Grounds

☐ Underground Storage Tanks ☐ Illegal Dump Sites

☒ None ☐ Other

Additional remarks: Please use back side for more information.

Seller:

Harold Meints

 dotloop verified
 09/02/22 12:45 PM CDT
 ISSW-SUAS-LCUX-6YQO

Seller:

Larry Meints

 dotloop verified
 09/02/22 11:39 AM PDT
 AZXY-MKDO-WTTK-G3MC

Date:

Buyer:

Buyer:

Date:



Tract 1

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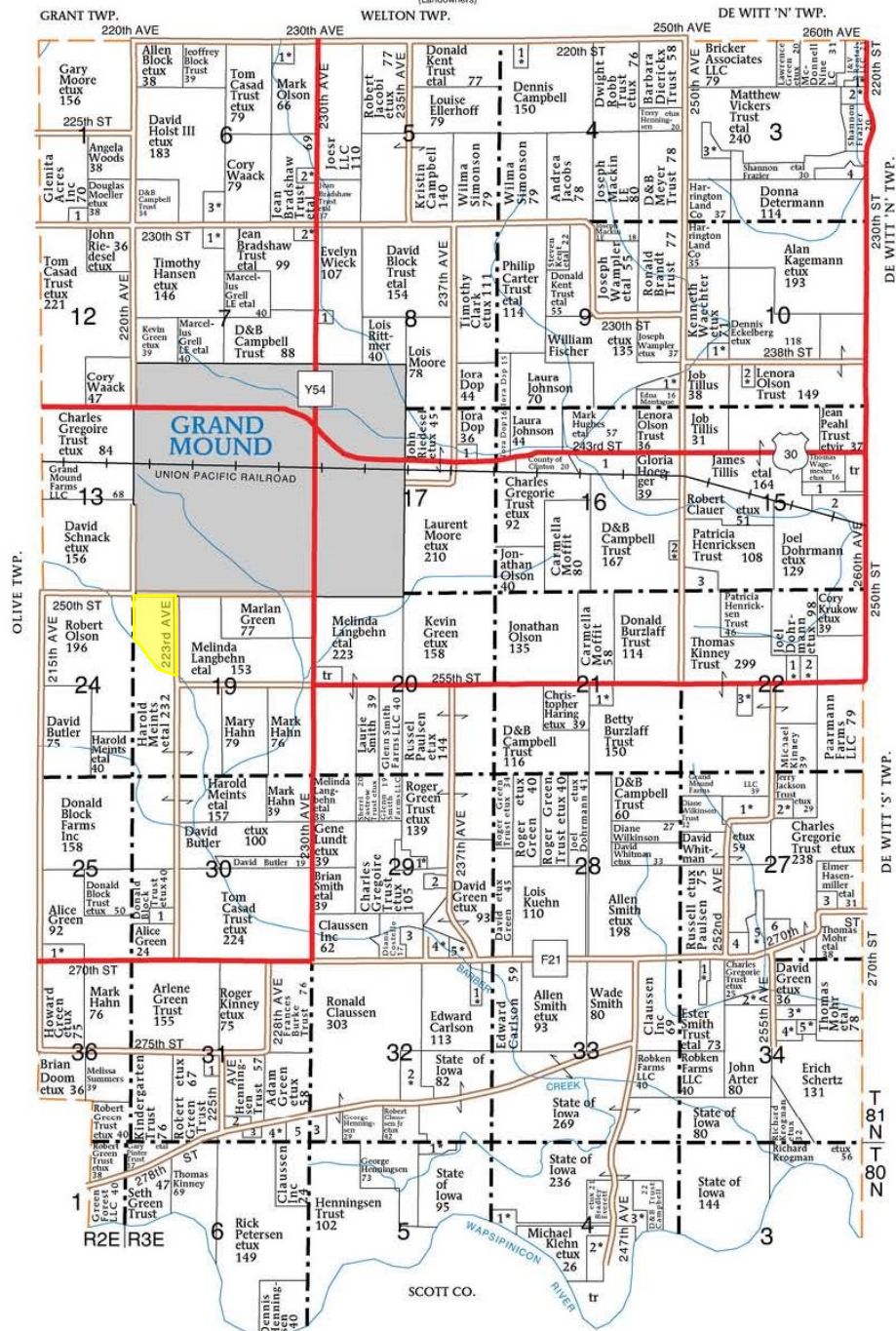
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Pasture:	

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700 6th Ave
 DeWitt, Iowa 52742

**ORANGE TOWNSHIP****SECTION 1N**

- Postell, Colleen 8

SECTION 3N

- McDonnell, Matthew etux 6
- Waldorf, Steven etux 5
- Connor, Beth etux 9
- Hughes, Michael 12

SECTION 4N

- Roberts, James etux 8

SECTION 4S

- Gregoire Trust, Charles etux 7
- Clark, Quentin etux 10
- Songaila Trust, Walter etal 26

SECTION 5S

- Claussen Jr, Robert etux 9

SECTION 6N

- Henningsen, Daniel etal 10
- Tague, William etux 6
- Hippier, Bryan etux 14

SECTION 7

- Slaymaker Jr, Harry etux 10

SECTION 8

- Michel, Julius etal 6

SECTION 9

- Oltman Trust, Roger 6

SECTION 10

- Donahue, Daniel etux 6

SECTION 11

- Spicer, Josh etux 6

- Kinrade Trust, Marlon etux 6

SECTION 15

- Manatt, Tony 12
- Wapsie Valley Chapter of Izaak Walton League Inc 17
- Kinney Trust, Thomas 13

SECTION 16

- Campbell Trust, D 15

SECTION 17

- Simonson, Dale 10

SECTION 21

- Bauer, Austin etux 8

SECTION 22

- Arnett, Michael etux 6

- Tarchinski Jr, Anthony etal 6

- Laures, James etux 8

SECTION 25

- Lawyer, James etux 13

SECTION 27

- Slightom, Phil etux 20

- Stroud, Andrew etux 10

- Haynes, Scott 8

- Stone, Deanne 9

- Tank, Nathan etux 14

- Burken, Anne 11

SECTION 29

- Marten, Dean etal 9

- Draley, Janet 6

- Grand Mound Sportsmens Club 8

- Green, Charles etux 8

- Ruggeberg, James etux 7

SECTION 30

- Blockbuster Farms Inc 8

SECTION 31

- Clark, Rose 8

- Henningsen, Dennis 6

- King, Ronald 7

- Petersen, Rick etux 14

- Claussen Inc 12

SECTION 32

- Bloomer, Larry etal 10

- Gregoire Trust, Charles etux 28

- Henningsen Trust 10

SECTION 34

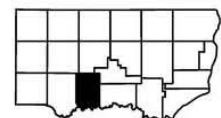
- McAdams, Michael etal 19

- Lerch, Ronald etux 11

- Radcliff, Everett etal 15

- Kennedy, Joshua etux 11

- Anderson, Charles etux 7



Aerial Map - Total Surveyed Acres Tract 1



Map Center: 41° 48' 40.53, -90° 39' 45.19

0ft 411ft 822ft

19-81N-3E
Clinton County
Iowa

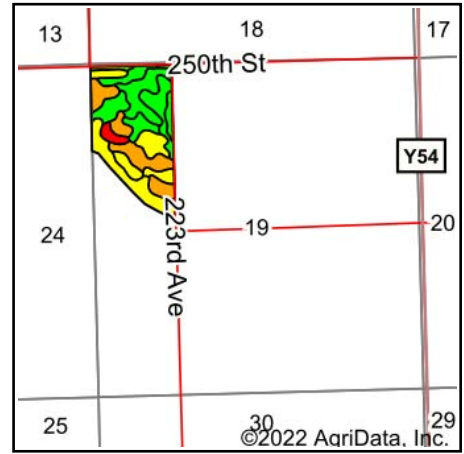
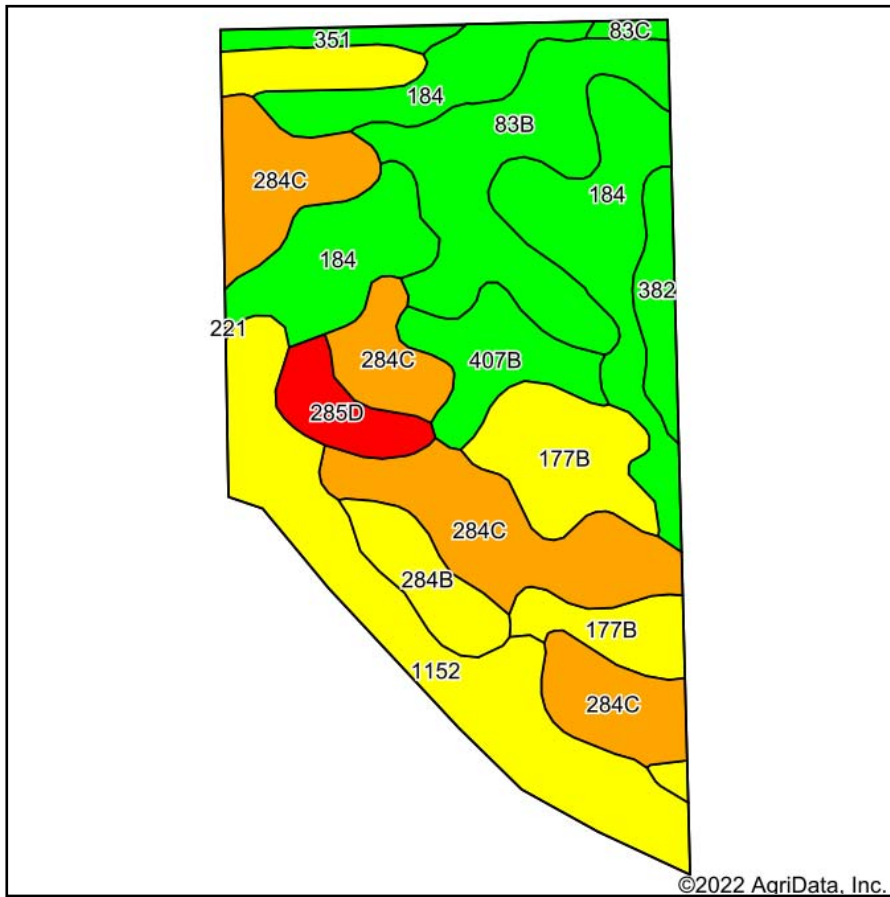


10/21/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Surveyed Acres - Tract 1



State: **Iowa**
County: **Clinton**
Location: **19-81N-3E**
Township: **Orange**
Acres: **59.17**
Date: **10/21/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
284C	Flagler sandy loam, 5 to 9 percent slopes	12.91	21.8%		IIle		80.0	2.2	23.2	46				66
184	Klinger silt loam, 1 to 4 percent slopes	12.42	21.0%		Iw		240.0	6.2	69.6	95				87
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	10.86	18.4%		IIw		80.0	1.7	23.2	54				82
83B	Kenyon loam, 2 to 5 percent slopes	7.49	12.7%		Ile		225.6	6.3	65.4	90	210	91	61	87
177B	Saude loam, 2 to 5 percent slopes	5.80	9.8%		IIs		80.0	2.2	23.2	55				76
407B	Schley loam, 1 to 4 percent slopes	2.94	5.0%		IIw		196.8	5.1	57.1	81				94
284B	Flagler sandy loam, 1 to 5 percent slopes	2.15	3.6%		IIle		80.0	2.2	23.2	51				67
285D	Burkhardt sandy loam, 5 to 14 percent slopes	1.82	3.1%		IVe	IIIe	80.0	2.2	23.2	5				60
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.58	2.7%		IIw		230.4	4.8	66.8	87				78
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	0.92	1.6%		Iw		224.0	5.8	65.0	80				92
83C	Kenyon loam, 5 to 9 percent slopes	0.28	0.5%		IIIe		209.6	5.9	60.8	85	188	90.5	48.5	86
Weighted Average					2.10	*-	144.7	3.8	42	66.7	27.5	11.9	8	*n 79

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

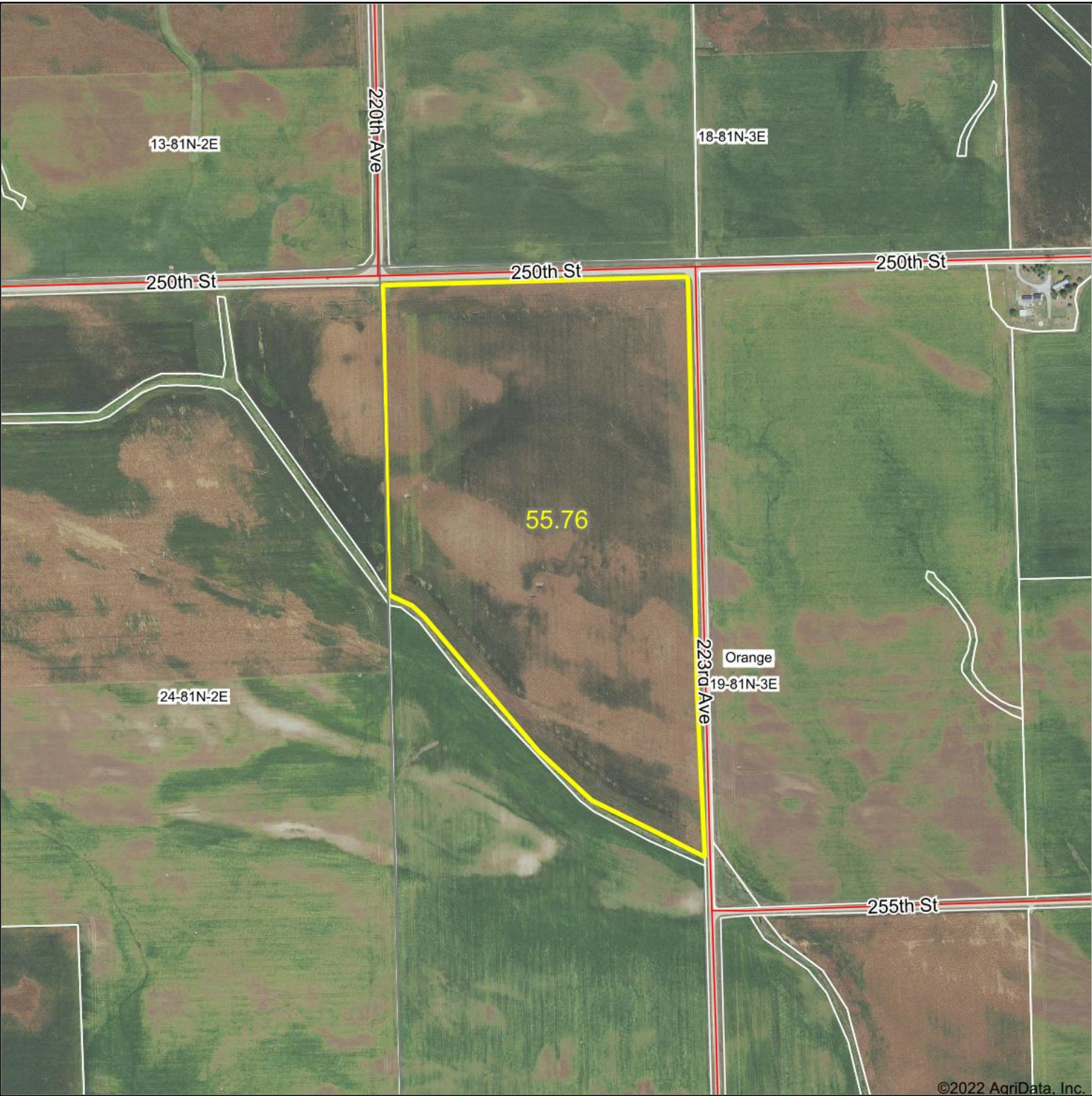
*n: The aggregation method is "Weighted Average using all components"


*c: Using Capabilities Class Dominant Condition Aggregation Method

* - Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Aerial Map - Tract 1 - Tillable Acres






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Map Center: 41° 48' 41.46, -90° 39' 46.07


19-81N-3E
Clinton County
Iowa

0ft 648ft 1295ft



9/15/2022

Maps Provided By:

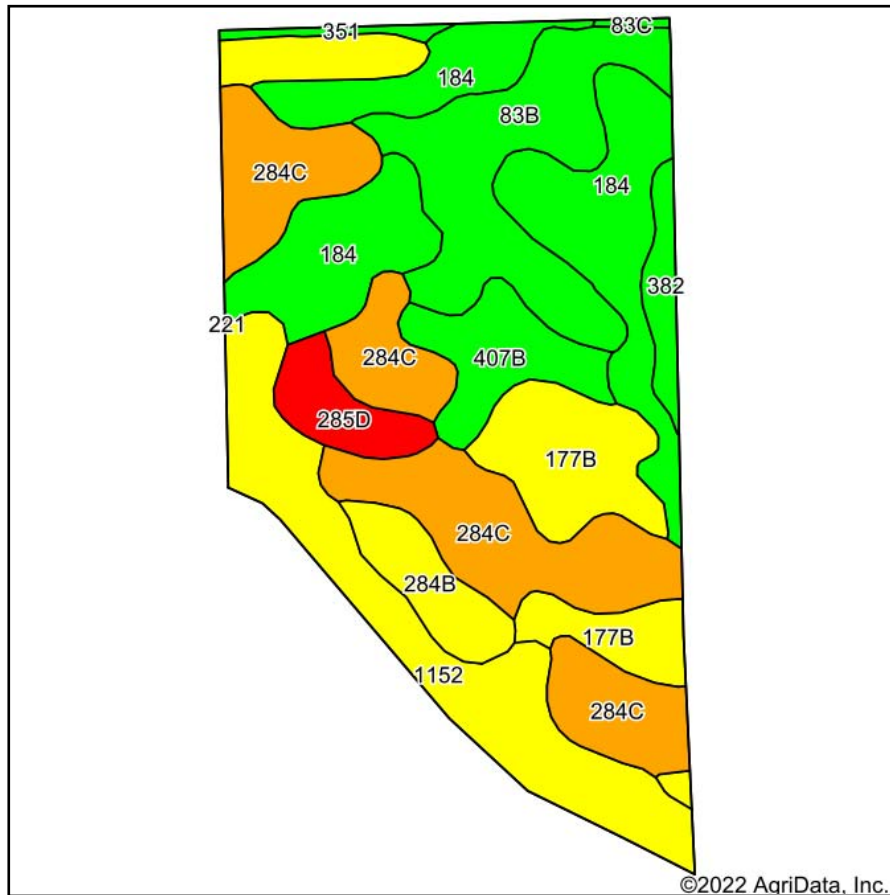


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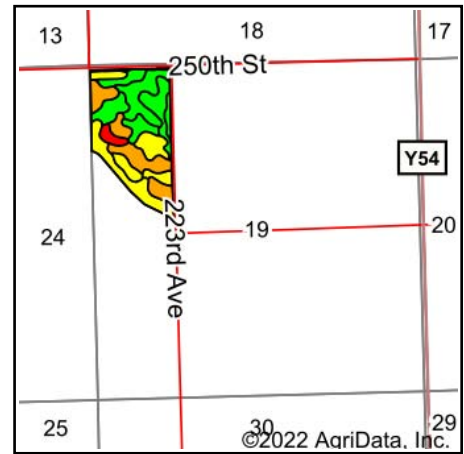
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 1 - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **19-81N-3E**
 Township: **Orange**
 Acres: **55.76**
 Date: **9/15/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
284C	Flagler sandy loam, 5 to 9 percent slopes	12.62	22.6%		IIIe		80.0	2.2	23.2	46				66
184	Klinger silt loam, 1 to 4 percent slopes	11.85	21.3%		Iw		240.0	6.2	69.6	95				87
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	9.75	17.5%		IIw		80.0	1.7	23.2	54				82
83B	Kenyon loam, 2 to 5 percent slopes	7.39	13.3%		Ile		225.6	6.3	65.4	90	210	91	61	87
177B	Saupe loam, 2 to 5 percent slopes	5.59	10.0%		IIIs		80.0	2.2	23.2	55				76
407B	Schley loam, 1 to 4 percent slopes	2.94	5.3%		IIw		196.8	5.1	57.1	81				94
284B	Flagler sandy loam, 1 to 5 percent slopes	2.15	3.9%		IIIe		80.0	2.2	23.2	51				67
285D	Burkhardt sandy loam, 5 to 14 percent slopes	1.82	3.3%		IVe	IIIe	80.0	2.2	23.2	5				60
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.14	2.0%		IIw		230.4	4.8	66.8	87				78
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	0.39	0.7%		Iw		224.0	5.8	65.0	80				92
83C	Kenyon loam, 5 to 9 percent slopes	0.12	0.2%		IIIe		209.6	5.9	60.8	85	188	90.5	48.5	86
Weighted Average					2.11	*-	143.8	3.7	41.7	66.4	28.2	12.3	8.2	*n 78.8

**IA has updated the CSR values for each county to CSR2.

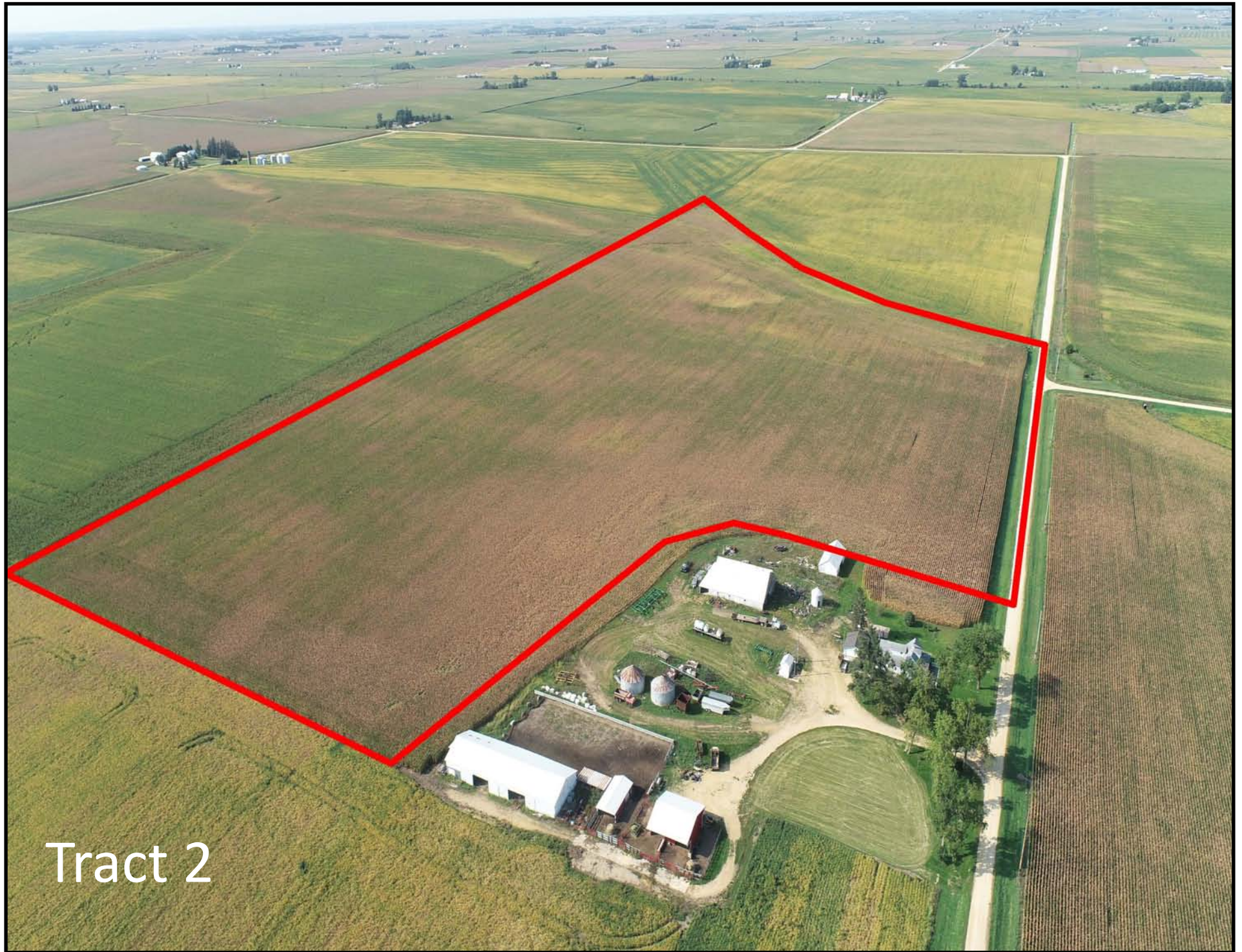
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*. Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Tract 2

TRACT #2

LEGAL DESCRIPTION:

Section 19, Township 81 North, Range 3
 East of the 5th P.M., Clinton Co., IA

Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: consists of 53.6 surveyed acres with approximately 53.67 Cropland acres carrying a CSR2 rating of 56.8. The primary soil types include Waukegan, Sparta, and Marshan Loams. The farm is located just East along 223rd Ave., located in Section 19 of Orange Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

TO CONTACT LISTING AGENT:

Call: Alan McNeil
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Call: Douglas R. Yegge
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Yeggemcneilland.com

PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is open for 2023 crop year.

SALE METHOD:

The farmland will be sold in seven individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

**Meints Farm, Tract 2 - 53.6 Surveyed Acres,
 Clinton County, IA**

TOTAL ACRES:	53.6 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about December 12, 2022
Price Per Acre:	
Owner:	Meints
Operator:	
County & State:	Clinton Co., IA
Location:	South of Grand Mound, IA
Possession Date:	At closing
Drainage Info:	Natural & Tile
Average Productivity:	56.8 CSR2
Taxable Acres:	50.25 est.
Net RE Taxes:	\$1,075 est.
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

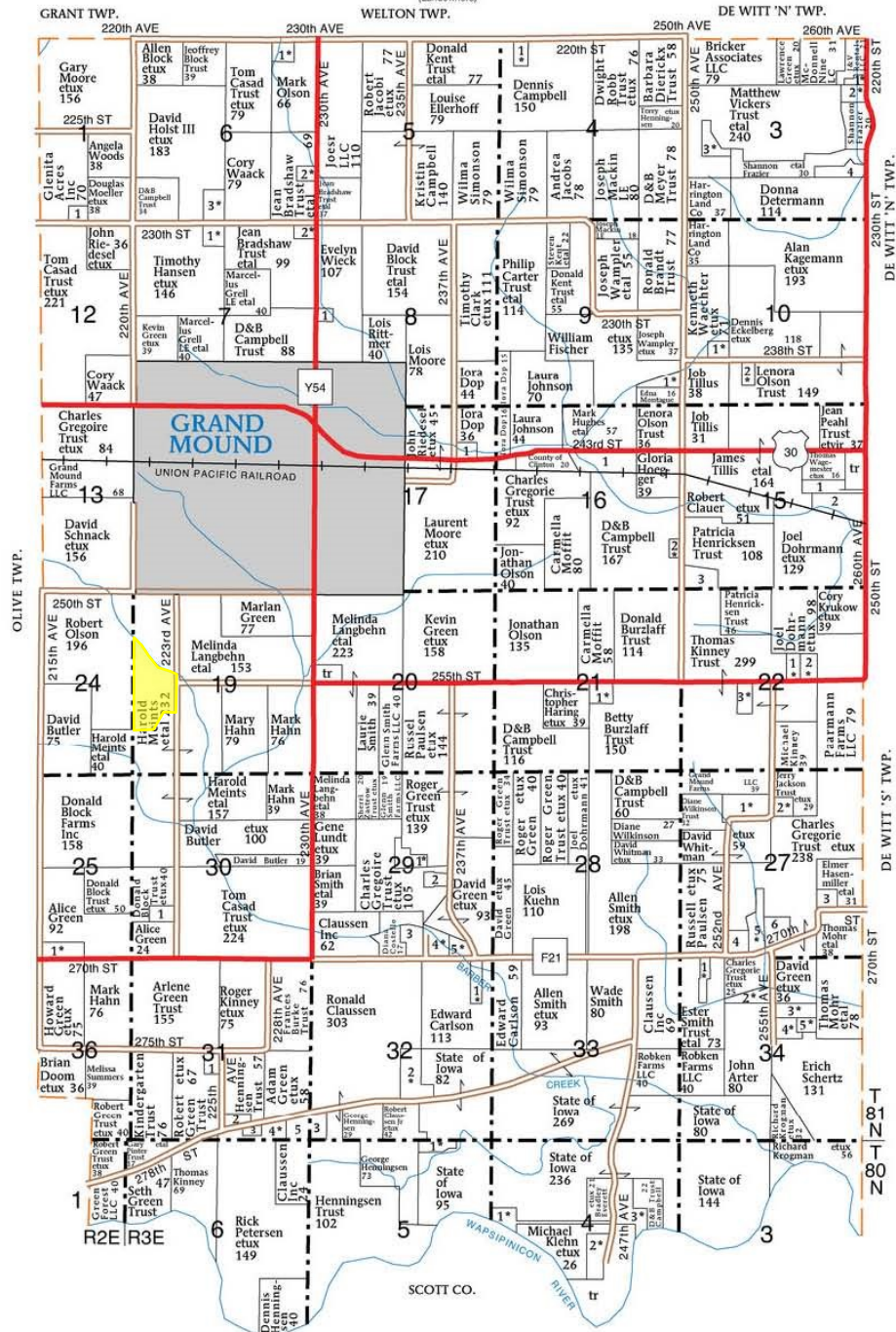
Farmland:	53.6 est.
Crop Acres:	53.67
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	27.57 est.
Corn Yield:	171
Soybean Base:	26.09 est.
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	53.6
Tillable Acres:	53.3
CRP Acres:	
Farmstead:	
Roads:	.3
Waterways:	
Timber:	
Pasture:	

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700 6th Ave
 DeWitt, Iowa 52742

**ORANGE TOWNSHIP****SECTION 1N**

- Postell, Colleen 8

SECTION 3N

- McDonnell, Matthew etux 6
- Waldorf, Steven etux 5
- Connor, Beth etux 9
- Hughes, Michael 12

SECTION 4N

- Roberts, James etux 8

SECTION 4S

- Gregoire Trust, Charles etux 7
- Clark, Quentin etux 10
- Songaila Trust, Walter etal 26

SECTION 5S

- Claussen Jr, Robert etux 9

SECTION 6N

- Henningsen, Daniel etal 10

- Tague, William etux 6
- Hippler, Bryan etux 14

SECTION 7

- Slymaker Jr, Harry etux 10

- Michel, Julius etal 6

SECTION 8

- Oltman Trust, Roger 6

SECTION 9

- Donahue, Daniel etux 6

SECTION 10

- Spicer, Josh etux 6

- Kinrade Trust, Marlon etux 6

SECTION 15

- Manatt, Tony 12
- Wapsie Valley Chapter of Izaak Walton League Inc 17
- Kinney Trust, Thomas 13

SECTION 16

- Campbell Trust, D 15
- Connor, Steven etux 5

SECTION 17

- Simonson, Dale 10

SECTION 21

- Bauer, Austin etux 8

SECTION 22

- Arnett, Michael etux 6

- Tarchinski Jr, Anthony etal 6

- Laures, James etux 8

SECTION 25

- Lawyer, James etux 13

SECTION 27

- Slightom, Phil etux 20
- Stroud, Andrew etux 10
- Haynes, Scott 8
- Stone, Deanne 9
- Tank, Nathan etux 14
- Burken, Anne 11

SECTION 29

- Marten, Dean etal 9
- Draley, Janet 6
- Grand Mound Sportsmens Club 8
- Green, Charles etux 8

- Ruggeberg, James etux 7

SECTION 30

- Blockbuster Farms Inc 8

SECTION 31

- Clark, Rose 8
- Henningsen, Dennis 6
- King, Ronald 7
- Petersen, Rick etux 14
- Claussen Inc 12

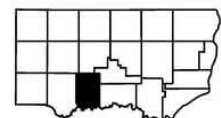
SECTION 32

- Bloomer, Larry etal 10
- Gregoire Trust, Charles etux 28
- Henningsen Trust 10

SECTION 34

- McAdams, Michael etal 19

- Lerch, Ronald etux 11
- Radcliff, Everett etal 15
- Kennedy, Joshua etux 11
- Anderson, Charles etux 7



Aerial Map - Total Surveyed Acres - Tract 2



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Map Center: 41° 48' 27.08, -90° 39' 45.7

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19-81N-3E
Clinton County
Iowa



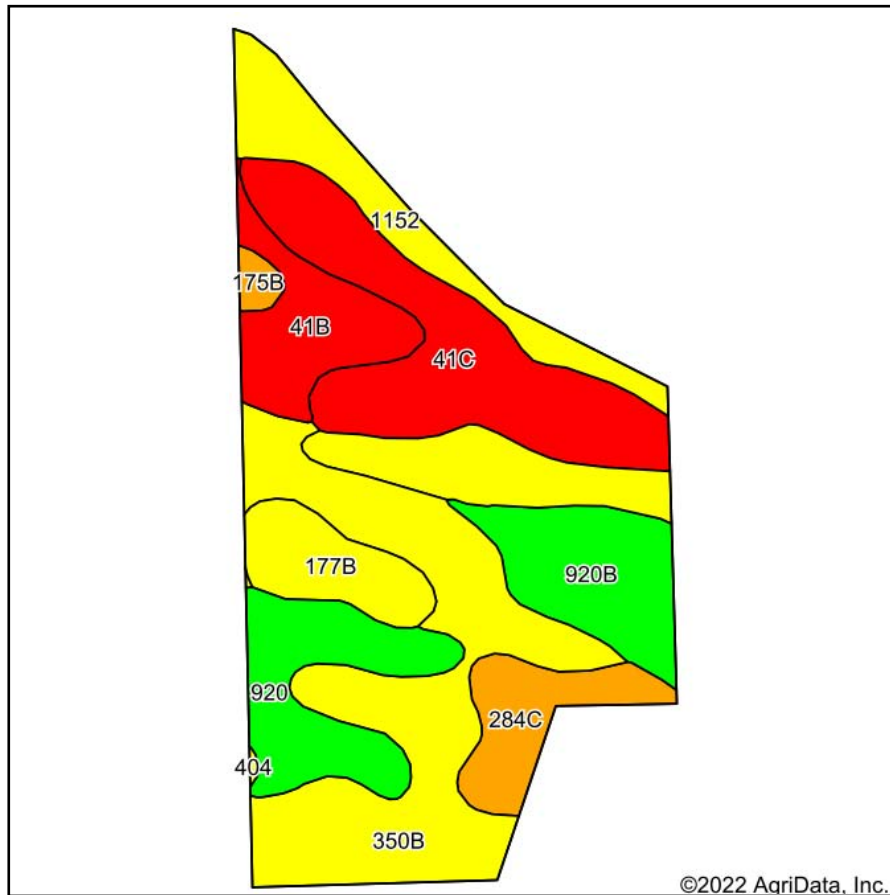
10/21/2022

Maps Provided By:

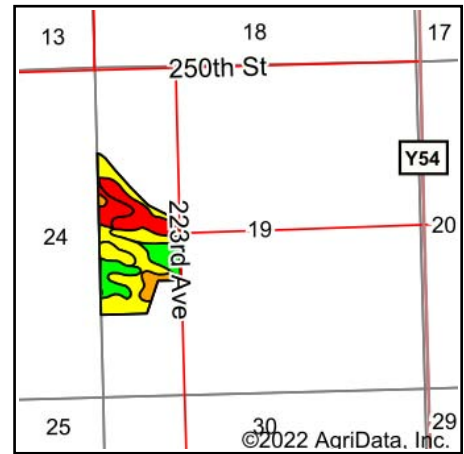
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Surveyed Acres - Tract 2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **19-81N-3E**
 Township: **Orange**
 Acres: **53.6**
 Date: **10/21/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	14.07	26.2%		Ile		80.0	2.2	23.2	55				81
41C	Sparta loamy fine sand, 5 to 9 percent slopes	9.90	18.5%		IVs	Ile	124.8	3.5	36.2	34				56
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	8.56	16.0%		IIw		80.0	1.7	23.2	54	90	57	30	82
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	5.30	9.9%		I		240.0	6.7	69.6	97				94
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	4.95	9.2%		Ile		232.0	6.5	67.3	92				97
41B	Sparta loamy fine sand, 2 to 5 percent slopes	4.06	7.6%		IVs	Ile	140.8	3.9	40.8	39				56
284C	Flagler sandy loam, 5 to 9 percent slopes	3.24	6.0%		IIIe		80.0	2.2	23.2	46				66
177B	Saupe loam, 2 to 5 percent slopes	3.05	5.7%		IIIs		80.0	2.2	23.2	55				76
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.47	0.9%		IIIe		80.0	2.2	23.2	50				63
Weighted Average					2.49	*-	122.7	3.3	35.6	56.7	14.4	9.1	4.8	*n 76.1

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Aerial Map - Tract 2 - Titllable Acres



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Map Center: 41° 48' 22.59, -90° 39' 46.9

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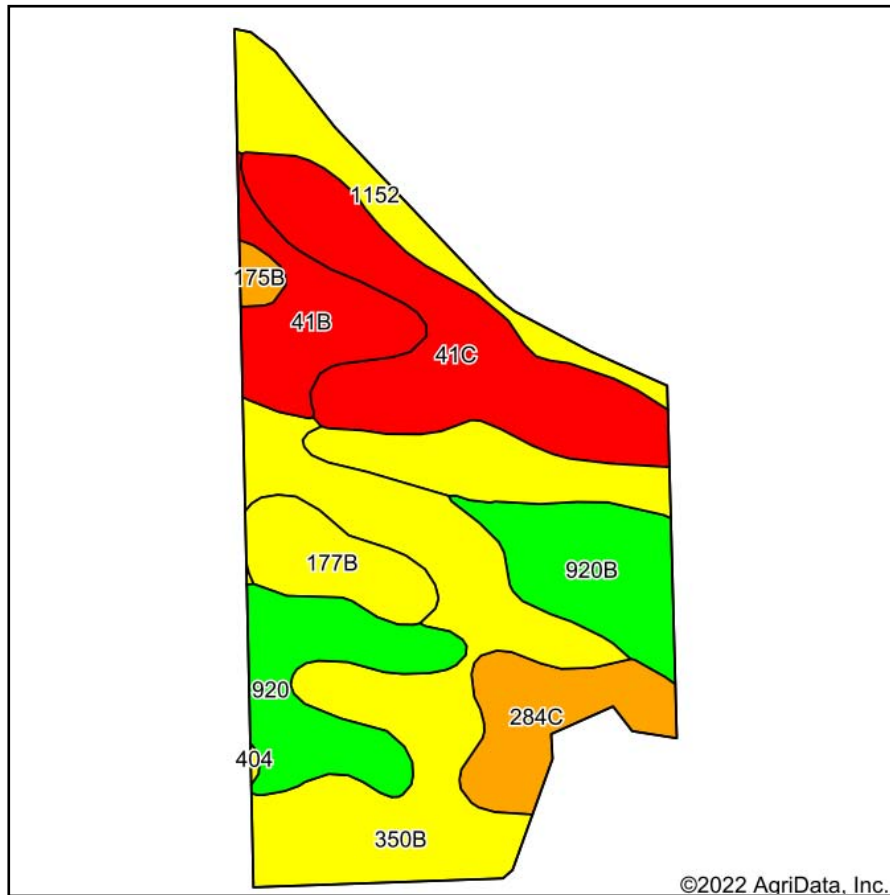
19-81N-3E
Clinton County
Iowa



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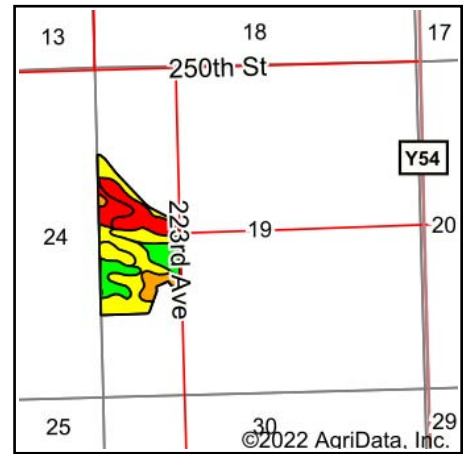
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 2 - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Clinton**
 Location: **19-81N-3E**
 Township: **Orange**
 Acres: **53.67**
 Date: **9/15/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	14.25	26.6%		Ile		80.0	2.2	23.2	55				81
41C	Sparta loamy fine sand, 5 to 9 percent slopes	9.86	18.4%		IVs	Ile	124.8	3.5	36.2	34				56
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	7.85	14.6%		IIw		80.0	1.7	23.2	54	90	57	30	82
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	5.31	9.9%		I		240.0	6.7	69.6	97				94
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	4.80	8.9%		Ile		232.0	6.5	67.3	92				97
41B	Sparta loamy fine sand, 2 to 5 percent slopes	4.07	7.6%		IVs	Ile	140.8	3.9	40.8	39				56
284C	Flagler sandy loam, 5 to 9 percent slopes	3.99	7.4%		IIIe		80.0	2.2	23.2	46				66
177B	Saunder loam, 2 to 5 percent slopes	3.06	5.7%		IIIs		80.0	2.2	23.2	55				76
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.48	0.9%		IIIe		80.0	2.2	23.2	50				63
Weighted Average					2.50	*-	122.3	3.3	35.5	56.5	13.2	8.3	4.4	*n 75.8

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Tract 3

TRACT #3

LEGAL DESCRIPTION:

Sections 19 & 24, Township 81 North,
 Range 3 East of the 5th P.M., Clinton
 Co., IA

Exact legal description to come from
 survey.

COMMENTS & BUILDING INFORMATION:

Tract 3: consists of 118.989 surveyed with
 approximately 113.21 Cropland acres
 carrying a CSR2 rating of 63.4. The
 primary soil types include Waukegan,
 Sawmill, and Saude Loams. The farm is
 located just East along 223rd Ave.,
 located in Sections 19 & 24 of
 Orange Township, Clinton County,
 Iowa. Not often does a farm of this
 caliber and magnitude come to the
 open market.

TO CONTACT LISTING AGENT:

Call: Alan McNeil
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Call: Douglas R. Yegge
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Yeggemcneilland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is open for 2023
 crop year.

SALE METHOD:

The farmland will be sold in seven
 individual tracts on a price per acre
 basis to the High Bidder.
 There will be the option of Live and
 Online bidding available.

Meints Farm, Tract 3 - 118.989 Surveyed Acres Clinton County, IA

TOTAL ACRES:	118.989 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about December 12, 2022
Price Per Acre:	
Owner:	Meints
Operator:	
County & State:	Clinton Co., IA
Location:	South of Grand Mound, IA
Possession Date:	At closing
Drainage Info:	Natural & Tile
Average Productivity:	63.4 CSR2
Taxable Acres:	118 est.
Net RE Taxes:	\$4,042 est.
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

Farmland:	118.989
Crop Acres:	113.21
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	58.15 est.
Corn Yield:	171
Soybean Base:	55.05 est.
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

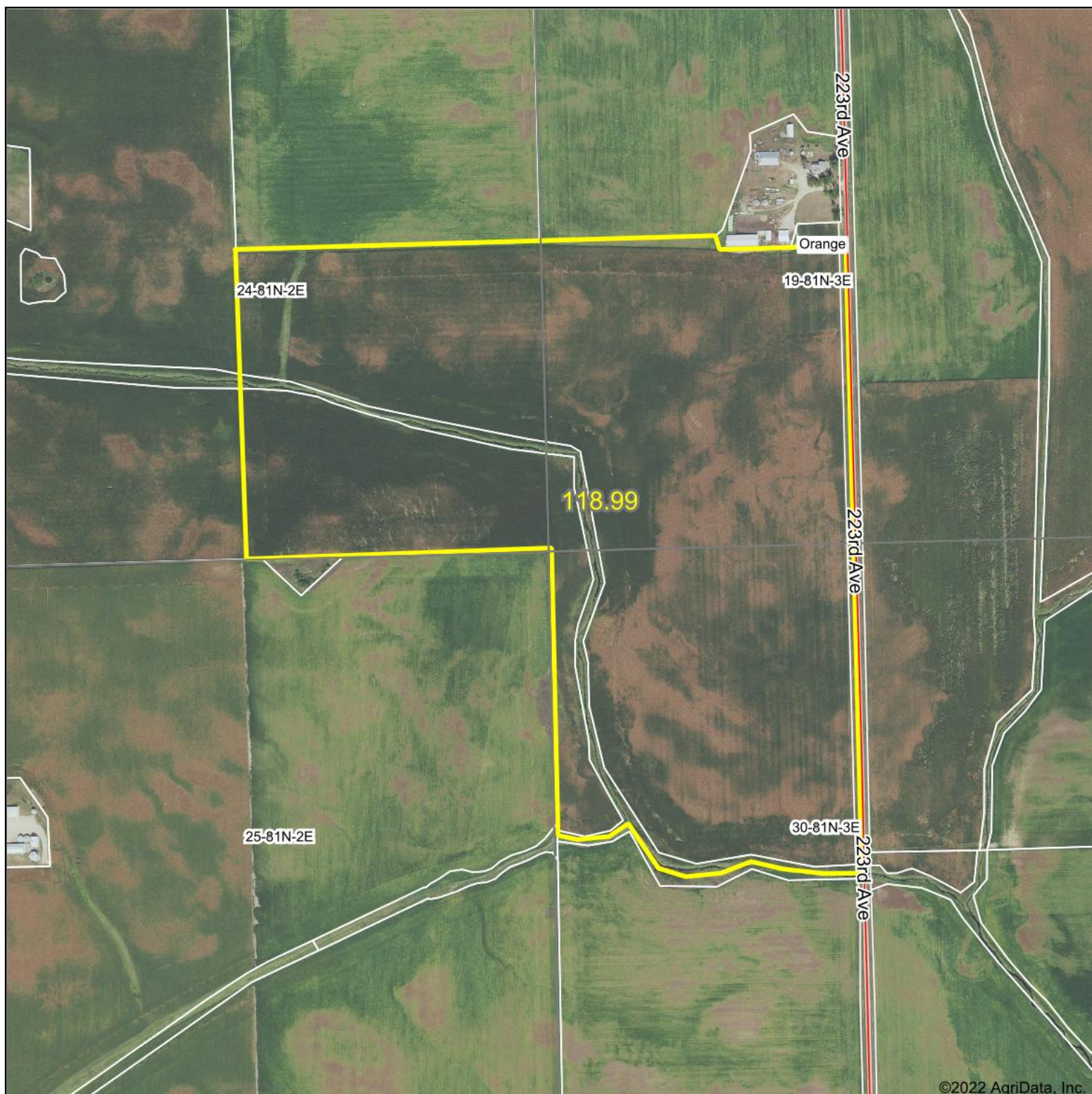
Total Acres:	118.989
Tillable Acres:	113.21
CRP Acres:	
Farmstead:	
Roads:	3.3
Waterways:	2.479
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742



Aerial Map - Total Surveyed Acres - Tract 3



Map Center: 41° 48' 0.5, -90° 39' 54.85

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19-81N-3E
Clinton County
Iowa



10/21/2022

Maps Provided By:

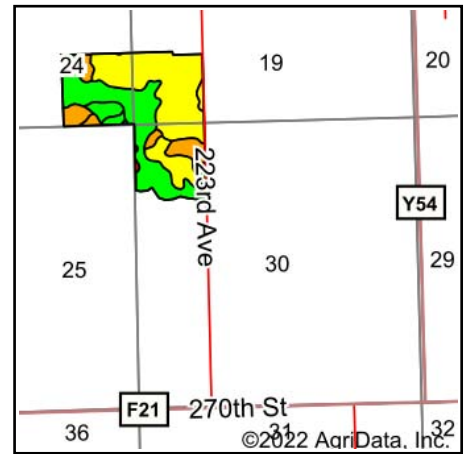
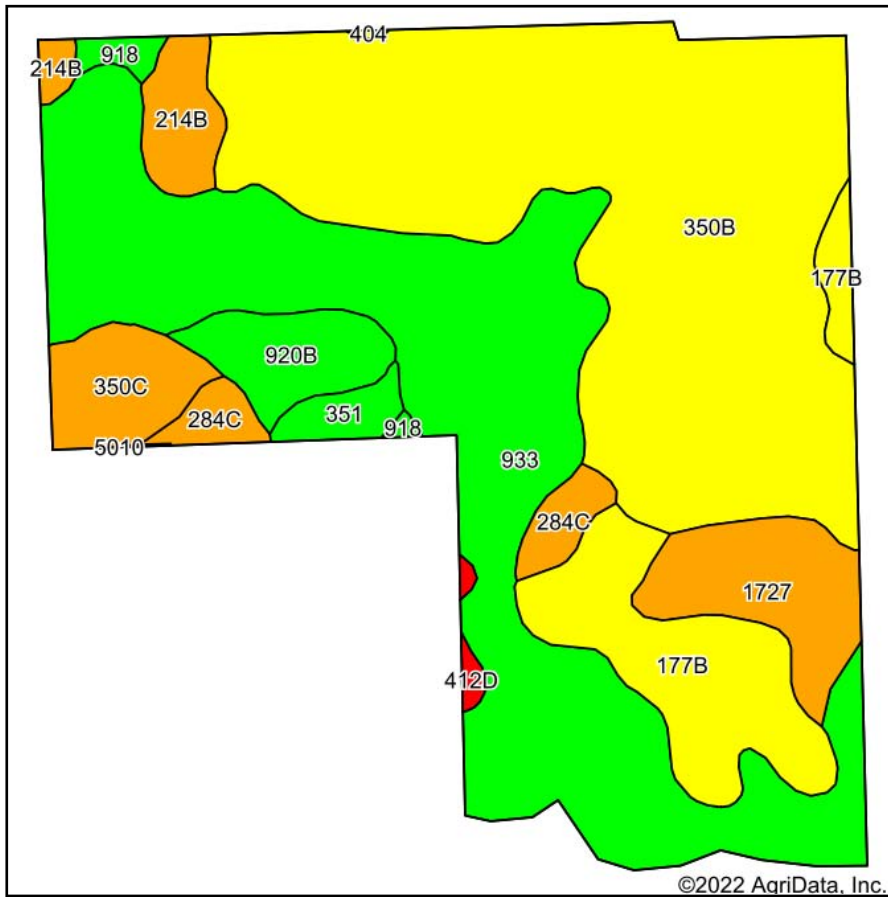


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Surveyed Acres - Tract 3



State: **Iowa**
 County: **Clinton**
 Location: **19-81N-3E**
 Township: **Orange**
 Acres: **118.99**
 Date: **10/21/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	46.61	39.2%		Ile	80.0	2.2	23.2	55	81
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	39.79	33.4%		Ilw	204.8	4.3	59.4	78	77
177B	Saunder loam, 2 to 5 percent slopes	10.73	9.0%		Ils	80.0	2.2	23.2	55	76
1727	Udolpho loam, 0 to 2 percent slopes	5.99	5.0%		Ilw	80.0	1.7	23.2	48	83
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	3.80	3.2%		Ile	232.0	6.5	67.3	92	97
350C	Waukegan silt loam, 5 to 9 percent slopes	3.77	3.2%		Ille	80.0	2.2	23.2	49	80
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	3.06	2.6%		Ile	80.0	2.2	23.2	49	72
284C	Flagler sandy loam, 5 to 9 percent slopes	2.57	2.2%		Ille	80.0	2.2	23.2	46	66
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.40	1.2%		Iw	224.0	5.8	65.0	80	92
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	0.81	0.7%		Ilw	80.0	1.7	23.2	84	94
412D	Sogn loam, 5 to 14 percent slopes	0.40	0.3%		Vls	88.0	2.5	25.5	5	37
404	Thorpe silt loam, 0 to 2 percent slopes	0.06	0.1%		Ilw	80.0	1.7	23.2	60	92
Weighted Average					2.05	128.3	3.1	37.2	63.3	*n 79.3

**IA has updated the CSR values for each county to CSR2.

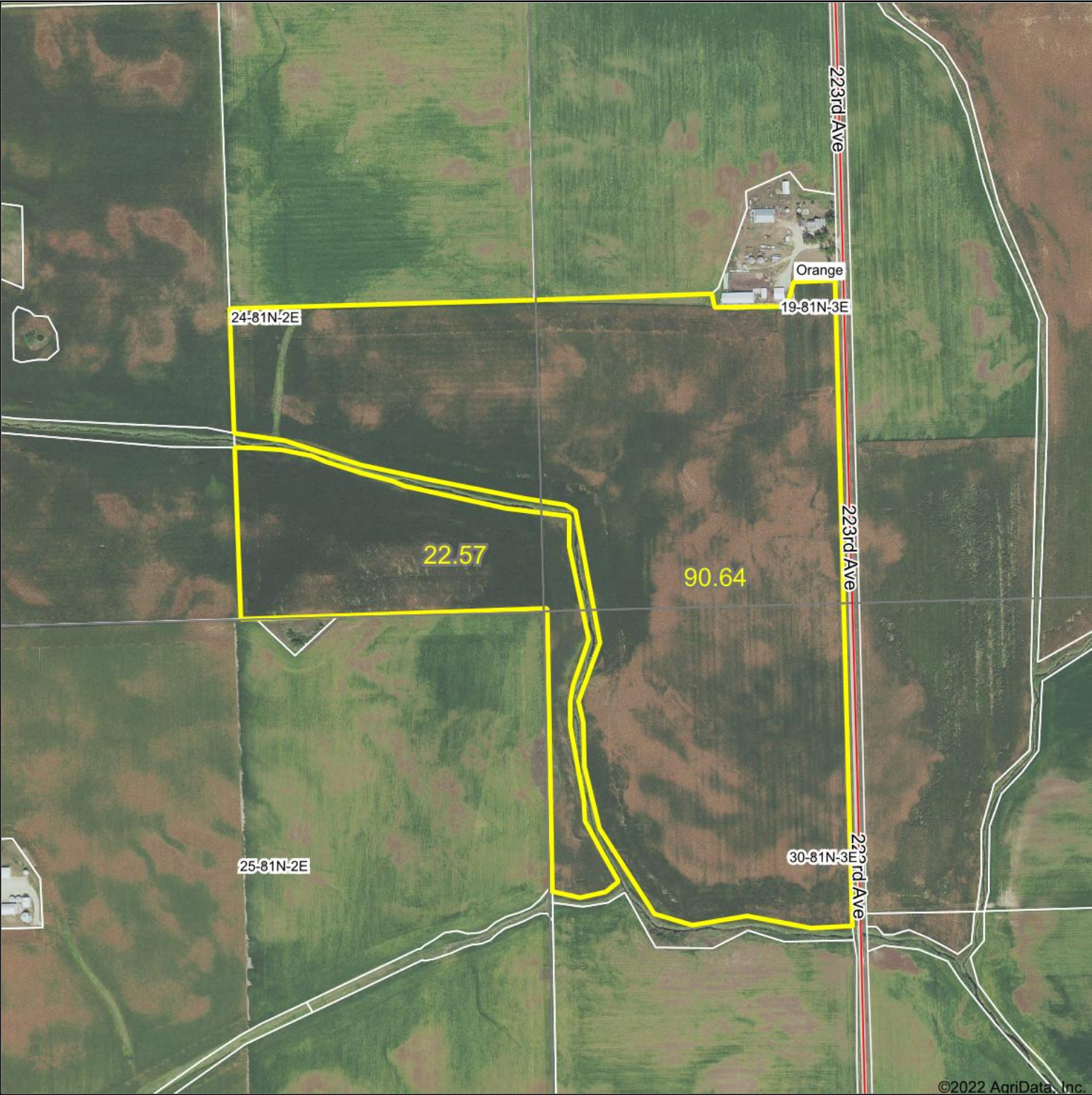
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tract 3 - Tillable Acres



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Map Center: 41° 48' 3.16, -90° 39' 54.63



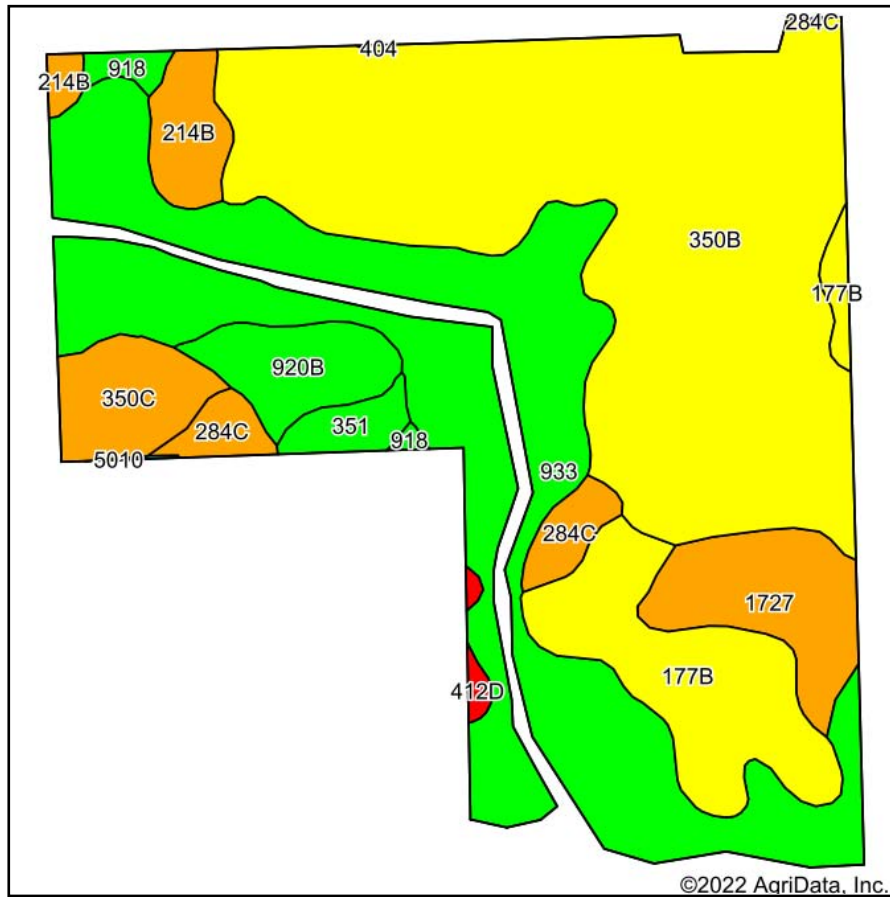
19-81N-3E
Clinton County
Iowa



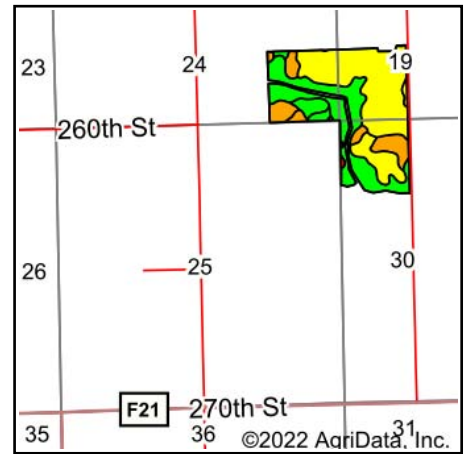
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 3 - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **19-81N-3E**
 Township: **Orange**
 Acres: **113.21**
 Date: **9/15/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	46.28	40.9%		Ile	80.0	2.2	23.2	55	81
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	34.96	30.9%		Ilw	204.8	4.3	59.4	78	77
177B	Saupe loam, 2 to 5 percent slopes	10.36	9.2%		Ils	80.0	2.2	23.2	55	76
1727	Udolphi loam, 0 to 2 percent slopes	5.80	5.1%		Ilw	80.0	1.7	23.2	48	83
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	3.80	3.4%		Ile	232.0	6.5	67.3	92	97
350C	Waukegan silt loam, 5 to 9 percent slopes	3.75	3.3%		Ille	80.0	2.2	23.2	49	80
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	3.02	2.7%		Ile	80.0	2.2	23.2	49	72
284C	Flagler sandy loam, 5 to 9 percent slopes	2.62	2.3%		Ille	80.0	2.2	23.2	46	66
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.42	1.3%		Iw	224.0	5.8	65.0	80	92
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	0.79	0.7%		Ilw	80.0	1.7	23.2	84	94
412D	Sogn loam, 5 to 14 percent slopes	0.41	0.4%		Vls	88.0	2.5	25.5	5	37
Weighted Average					2.06	125.5	3	36.4	62.8	*n 79.4

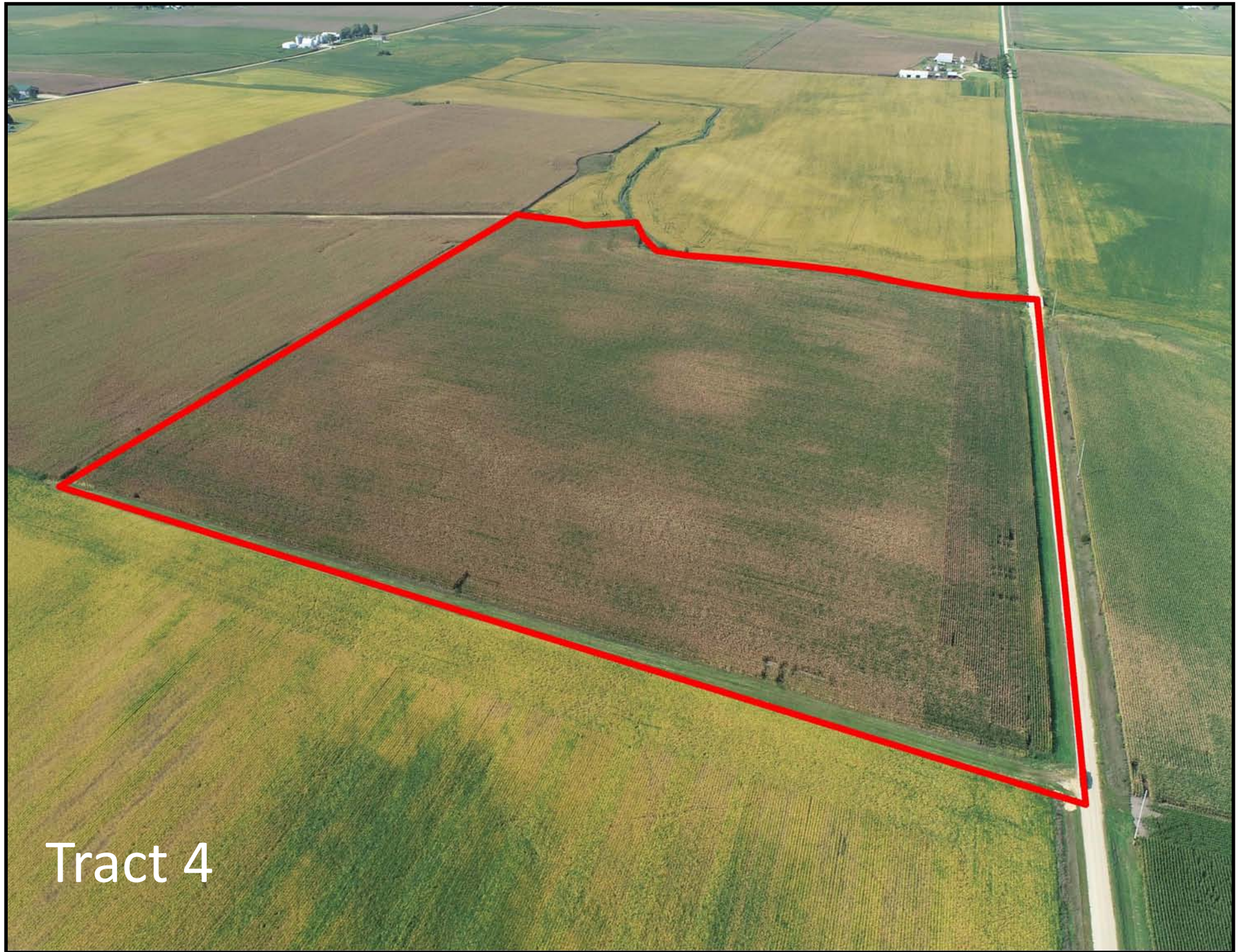
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Tract 4

TRACT #4

LEGAL DESCRIPTION:

Section 30, Township 81 North, Range 3
East of the 5th P.M., Clinton Co., IA

Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 4: consists of 39.275 surveyed acres with approximately 37.62 Cropland acres carrying a CSR2 rating of 54.3. The primary soil types include Waukegan, Saude, and Udolpho Loams. The farm is located just East along 223rd Ave., located in Section 30 of Orange Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

TO CONTACT LISTING AGENT:

Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Yeggemcneilland.com

PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is open for 2023 crop year.

SALE METHOD:

The farmland will be sold in seven individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

Meints Farm, Tract 4 - 39.275 Surveyed Acres Clinton County, IA

TOTAL ACRES:	39.275 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about December 12, 2022
Price Per Acre:	
Owner:	Meints
Operator:	
County & State:	Clinton Co., IA
Location:	South of Grand Mound, IA
Possession Date:	At closing
Drainage Info:	Natural & Tile
Average Productivity:	54.3 CSR2
Taxable Acres:	39 est.
Net RE Taxes:	\$1,154 est.
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

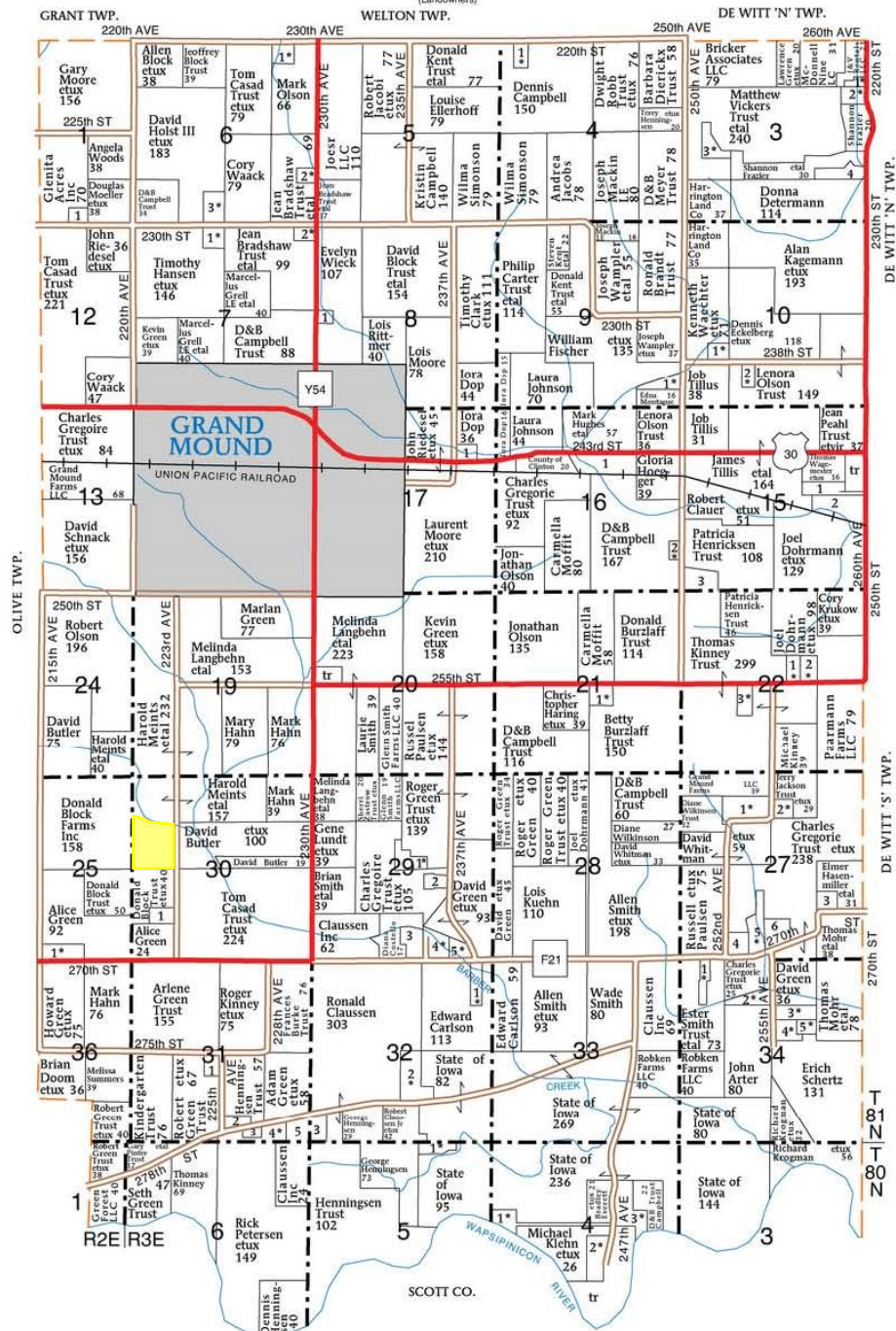
Farmland:	39.275
Crop Acres:	37.62
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	19.32 est.
Corn Yield:	171
Soybean Base:	18.3 est.
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	39.275
Tillable Acres:	37.62
CRP Acres:	
Farmstead:	
Roads:	1.38
Waterways:	.25
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

**ORANGE TOWNSHIP****SECTION 1N**

- Postell, Colleen 8

SECTION 3N

- McDonnell, Matthew etux 6
- Waldorf, Steven etux 5
- Connor, Beth etux 9
- Hughes, Michael 12

SECTION 4N

- Roberts, James etux 8

SECTION 4S

- Gregoire Trust, Charles etux 7
- Clark, Quentin etux 10
- Songaila Trust, Walter etal 26

SECTION 5S

- Claussen Jr, Robert etux 9

SECTION 6N

- Henningsen, Daniel etal 10
- Tague, William etux 6
- Hippler, Bryan etux 14

SECTION 7

- Slymaker Jr, Harry etux 10

SECTION 8

- Michel, Julius etal 6

SECTION 9

- Oltman Trust, Roger 6

SECTION 9

- Donahue, Daniel etux 6

SECTION 10

- Spicer, Josh etux 6

- Kinrade Trust, Marlon etux 6

SECTION 15

- Manatt, Tony 12
- Wapsie Valley Chapter of Izaak Walton League Inc 17
- Kinney Trust, Thomas 13

SECTION 16

- Campbell Trust, D 15

SECTION 17

- Simonson, Dale 10

SECTION 21

- Bauer, Austin etux 8

SECTION 22

- Arnett, Michael etux 6

- Tarchinski Jr, Anthony etal 6

- Laures, James etux 8

SECTION 25

- Lawyer, James etux 13
- Slightom, Phil etux 20
- Stroud, Andrew etux 10
- Haynes, Scott 8
- Stone, Deanne 9
- Tank, Nathan etux 14
- Burken, Anne 11

SECTION 29

- Marten, Dean etal 9
- Draley, Janet 6
- Grand Mound Sportsmens Club 8
- Green, Charles etux 8

- Ruggeberg, James etux 7

SECTION 30

- Blockbuster Farms Inc 8

SECTION 31

- Clark, Rose 8
- Henningsen, Dennis 6
- King, Ronald 7
- Petersen, Rick etux 14
- Claussen Inc 12

SECTION 32

- Bloomer, Larry etal 10
- Gregoire Trust, Charles etux 28
- Henningsen Trust 10

SECTION 34

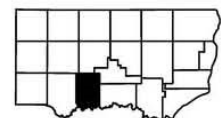
- McAdams, Michael etal 19

- Lerch, Ronald etux 11

- Radcliff, Everett etal 15

- Kennedy, Joshua etux 11

- Anderson, Charles etux 7



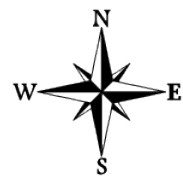
Aerial Map - Total Surveyed Acres - Tract 4



Map Center: 41° 47' 40.36, -90° 39' 45.72

0ft 403ft 806ft

30-81N-3E
Clinton County
Iowa

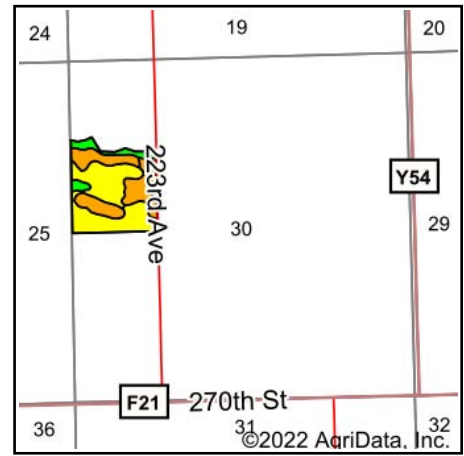
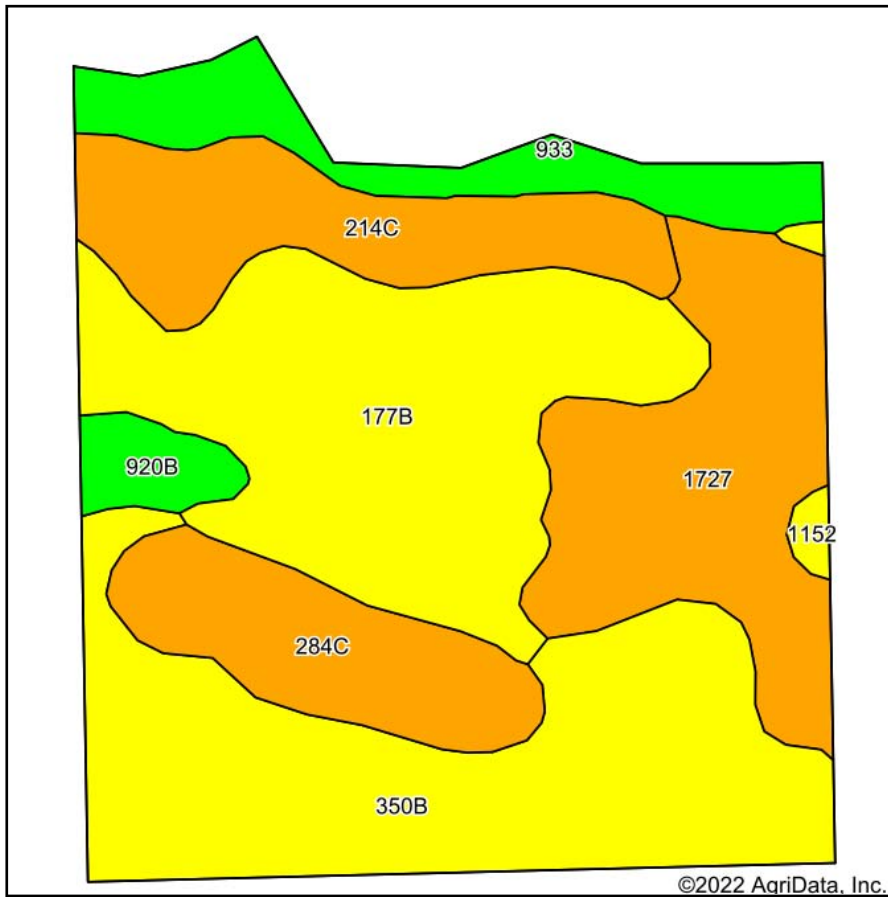


10/21/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Surveyed Acres - Tract 4



State: **Iowa**
 County: **Clinton**
 Location: **30-81N-3E**
 Township: **Orange**
 Acres: **39.27**
 Date: **10/21/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	10.47	26.7%		Ile	80.0	2.2	23.2	55				81
177B	Saupe loam, 2 to 5 percent slopes	10.09	25.7%		Ils	80.0	2.2	23.2	55				76
1727	Udolpho loam, 0 to 2 percent slopes	6.57	16.7%		Ilw	80.0	1.7	23.2	48				83
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	4.43	11.3%		Ille	80.0	2.2	23.2	44				71
284C	Flagler sandy loam, 5 to 9 percent slopes	3.60	9.2%		Ille	80.0	2.2	23.2	46				66
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	2.91	7.4%		Ilw	204.8	4.3	59.4	78				77
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	0.92	2.3%		Ile	232.0	6.5	67.3	92				97
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.28	0.7%		Ilw	80.0	1.7	23.2	54	90	57	30	82
Weighted Average					2.20	92.8	2.4	26.9	54.3	0.6	0.4	0.2	*n 77.6

**IA has updated the CSR values for each county to CSR2.

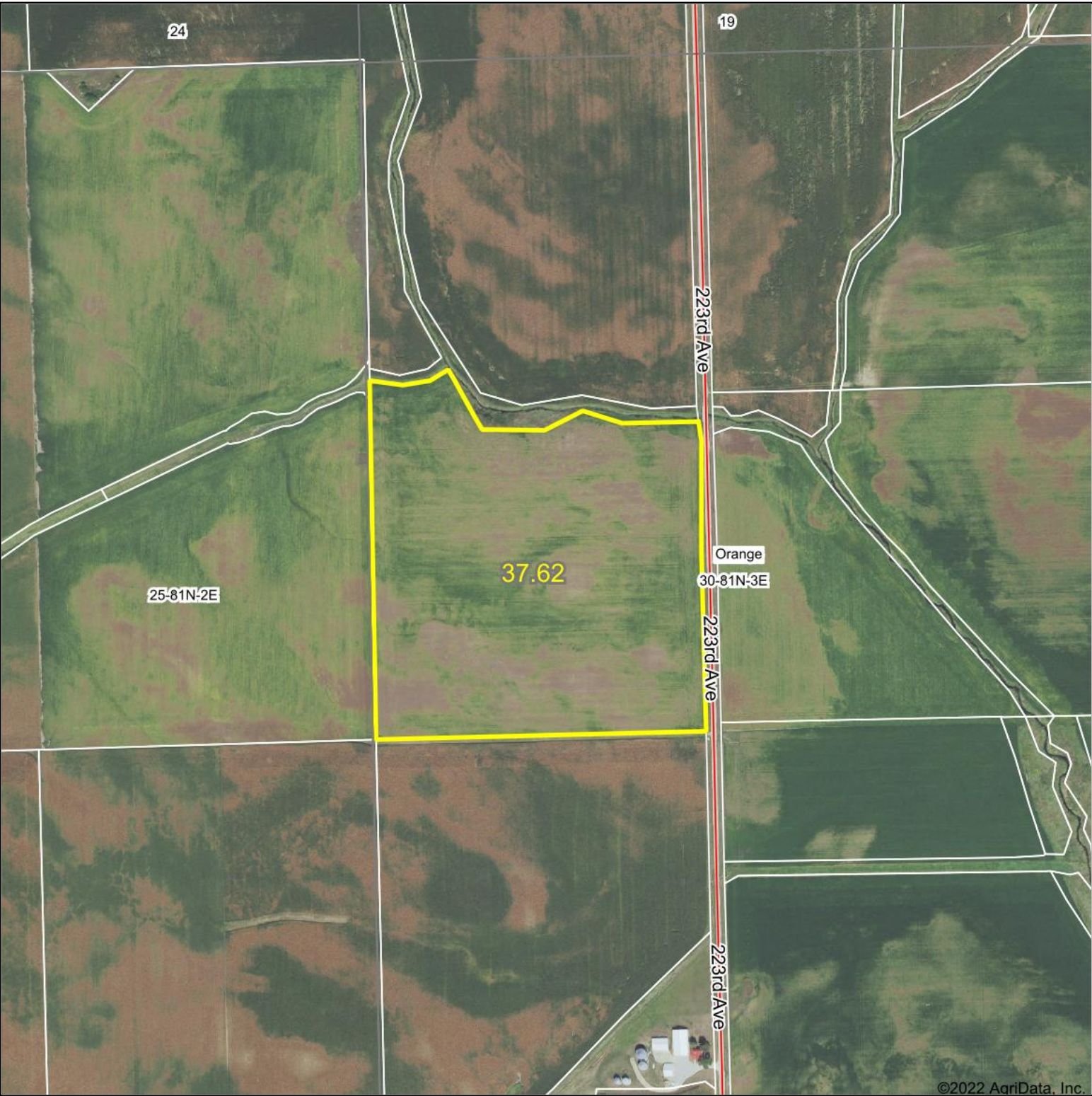
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.


*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tract 4 - Tillable Acres







Map Center: 41° 47' 41.51, -90° 39' 45.95

30-81N-3E
Clinton County
Iowa

0ft 611ft 1221ft

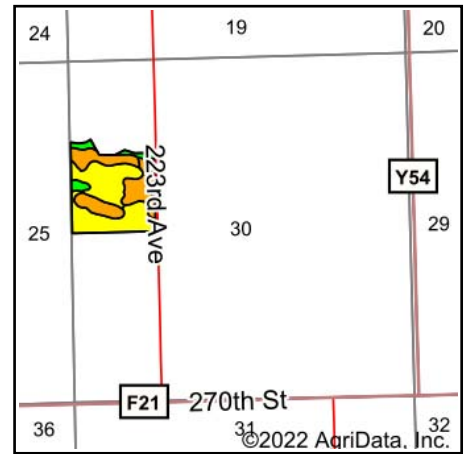
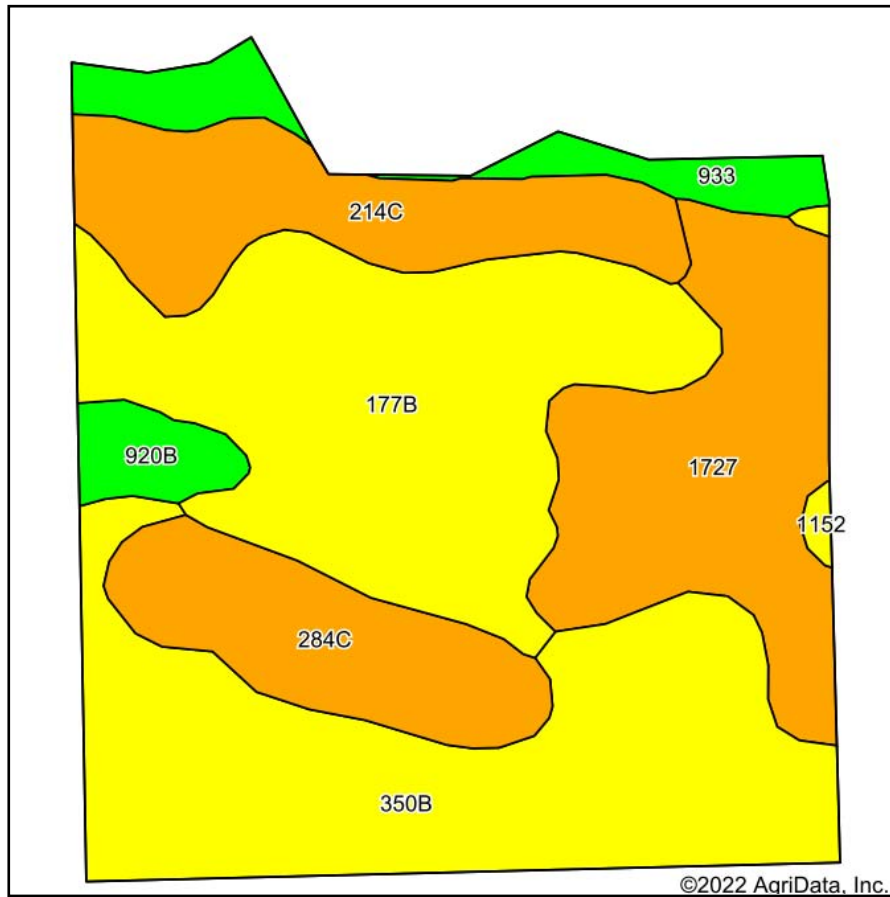


9/15/2022

Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 4 - Tillable Acres



State: **Iowa**
 County: **Clinton**
 Location: **30-81N-3E**
 Township: **Orange**
 Acres: **37.62**
 Date: **9/15/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	10.40	27.6%		Ile	80.0	2.2	23.2	55				81
177B	Saude loam, 2 to 5 percent slopes	10.07	26.8%		Ils	80.0	2.2	23.2	55				76
1727	Udolpho loam, 0 to 2 percent slopes	6.24	16.6%		Ilw	80.0	1.7	23.2	48				83
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	4.40	11.7%		Ille	80.0	2.2	23.2	44				71
284C	Flagler sandy loam, 5 to 9 percent slopes	3.60	9.6%		Ille	80.0	2.2	23.2	46				66
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.82	4.8%		Ilw	204.8	4.3	59.4	78				77
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	0.91	2.4%		Ile	232.0	6.5	67.3	92				97
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.18	0.5%		Ilw	80.0	1.7	23.2	54	90	57	30	82
Weighted Average					2.21	89.7	2.3	26	53.7	0.4	0.3	0.1	*n 77.6

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT #5

LEGAL DESCRIPTION:

Section 19, Township 81 North, Range 3
East of the 5th P.M., Clinton Co., IA

Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 5: consists of 81.988 surveyed acres with approximately 75.15 Cropland acres carrying a CSR2 rating of 64.9. The primary soil types include, Saude, Elvira, and Marshan Loams. The farm is located just West along 223rd Ave., located in Section 19 of Orange Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

TO CONTACT LISTING AGENT:

Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Yeggemcneilland.com

PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is open for 2023 crop year.

SALE METHOD:

The farmland will be sold in seven individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

Meints Farm, Tract 5 - 81.988 Surveyed Acres Clinton County, IA

TOTAL ACRES:	81.988 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about December 12, 2022
Price Per Acre:	
Owner:	Meints
Operator:	
County & State:	Clinton Co., IA
Location:	South of Grand Mound, IA
Possession Date:	At closing
Drainage Info:	Natural & Tile
Average Productivity:	64.9 CSR2
Taxable Acres:	78.75 est.
Net RE Taxes:	\$2,786 est.
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

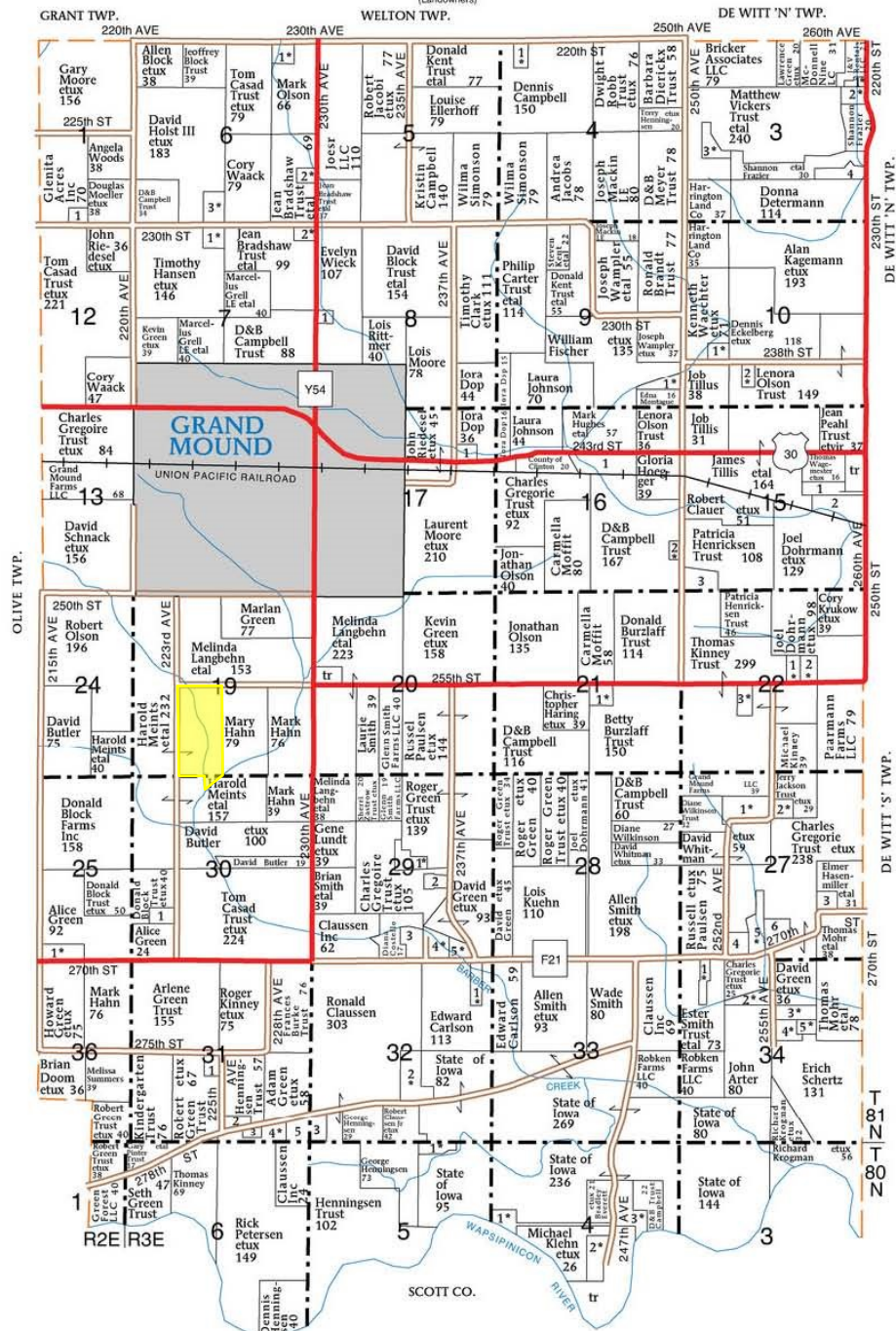
Farmland:	81.988
Crop Acres:	75.15
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	38.6 est.
Corn Yield:	171
Soybean Base:	36.55 est.
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	81.988.
Tillable Acres:	75.15
CRP Acres:	
Farmstead:	
Roads:	5
Waterways:	1.838
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

**ORANGE TOWNSHIP****SECTION 1N**

1. Postell, Colleen 8

SECTION 3N

1. McDonnell, Matthew etux 6

2. Waldorf, Steven etux 5
3. Connor, Beth etux 9
4. Hughes, Michael 12

SECTION 4N

1. Roberts, James etux 8

SECTION 4S

1. Gregoire Trust, Charles etux 7
2. Clark, Quentin etux 10
3. Songaila Trust, Walter etal 26

SECTION 5S

1. Clausen Jr, Robert etux 9

SECTION 6N

1. Henningsen, Daniel etal 10

2. Tague, William etux 6
3. Hippler, Bryan etux 14

SECTION 7

1. Slaymaker Jr, Harry etux 10

2. Michel, Julius etal 6

SECTION 8

1. Oltman Trust, Roger 6

SECTION 9

1. Donahue, Daniel etux 6

SECTION 10

1. Spicer, Josh etux 6

2. Kinrade Trust, Marlon etux 6

SECTION 15

1. Manatt, Tony 12

2. Wapsie Valley Chapter of Izaak Walton League Inc 17

3. Kinney Trust, Thomas 13

SECTION 16

1. Campbell Trust, D 15

2. Connor, Steven etux 5

SECTION 17

1. Simonson, Dale 10

2. Draley, Janet 6

3. Grand Mound Sportsmens Club 8

4. Green, Charles etux 8

2. Tarchinski Jr, Anthony etal 6

3. Laues, James etux 8

SECTION 25

1. Lawyer, James etux 13

SECTION 27

1. Slightom, Phil etux 20

2. Stroud, Andrew etux 10

3. Haynes, Scott 8

4. Stone, Deanne 9

5. Tank, Nathan etux 14

6. Burken, Anne 11

SECTION 29

1. Marten, Dean etal 9

2. Draley, Janet 6

3. Grand Mound Sportsmens Club 8

4. Green, Charles etux 8

5. Ruggeberg, James etux 7

SECTION 30

1. Blockbuster Farms Inc 8

SECTION 31

1. Clark, Rose 8

2. Henningsen, Dennis 6

3. King, Ronald 7

4. Petersen, Rick etux 14

5. Clausen Inc 12

SECTION 32

1. Bloomer, Larry etal 10

2. Gregoire Trust, Charles etux 28

3. Henningsen Trust 10

SECTION 34

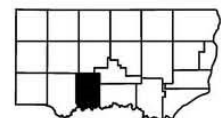
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2. Lerch, Ronald etux 11

3. Radcliff, Everett etal 15

4. Kennedy, Joshua etux 11

5. Anderson, Charles etux 7



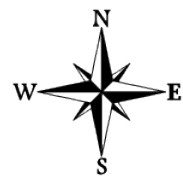
Aerial Map - Total Surveyed Acres - Tract 5



Map Center: 41° 48' 14.5, -90° 39' 32.75

0ft 573ft 1146ft

19-81N-3E
Clinton County
Iowa

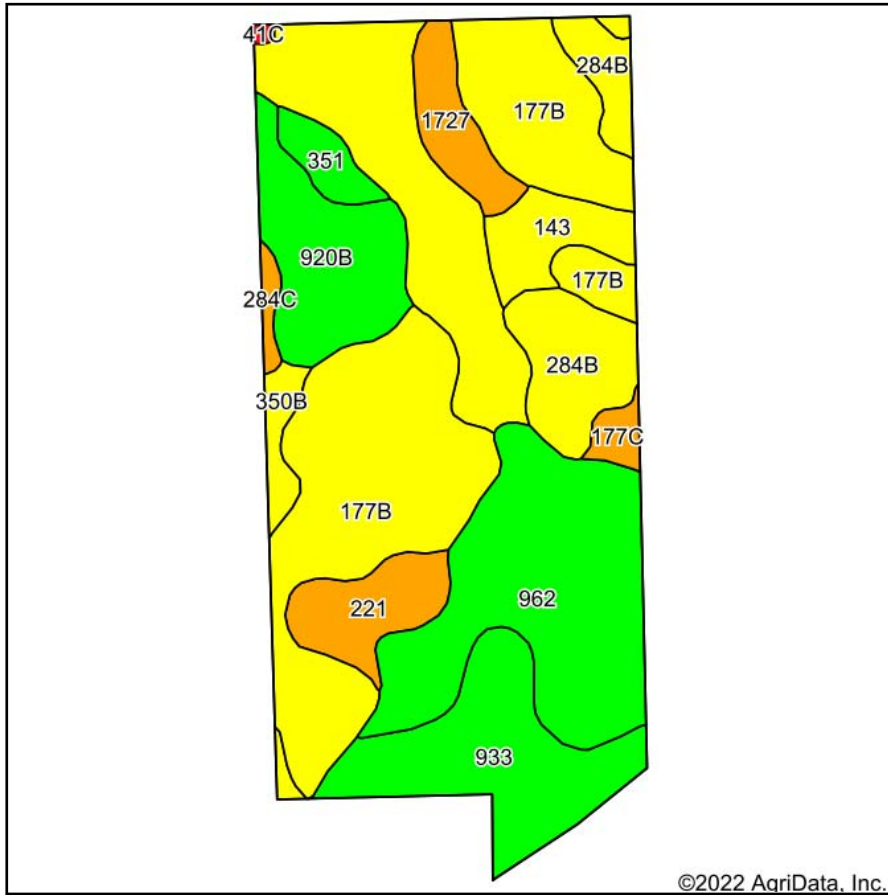


10/21/2022

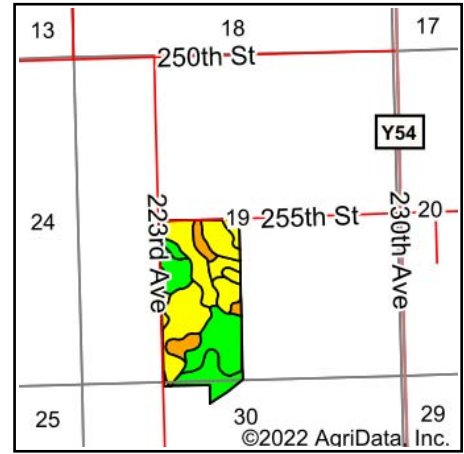
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Surveyed Acres - Tract 5



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **19-81N-3E**
 Township: **Orange**
 Acres: **81.98**
 Date: **10/21/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
177B	Saude loam, 2 to 5 percent slopes	22.21	27.1%		IIIs		80.0	2.2	23.2	55				76
962	Elvira silty clay loam, 0 to 2 percent slopes	14.66	17.9%		IIW		198.4	4.2	57.5	83				74
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	10.70	13.1%		IIW		80.0	1.7	23.2	54	90	57	30	82
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	8.82	10.8%		IIW		204.8	4.3	59.4	78				77
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	6.55	8.0%		IIe		232.0	6.5	67.3	92				97
284B	Flagler sandy loam, 1 to 5 percent slopes	5.84	7.1%		IIIE		80.0	2.2	23.2	51				67
221	Klossner muck, 1 to 4 percent slopes	3.42	4.2%		IIIW		80.0	1.7	23.2	48				88
143	Brady sandy loam, 1 to 3 percent slopes	2.82	3.4%		IIW		164.8	4.3	47.8	61				79
1727	Udolpho loam, 0 to 2 percent slopes	2.67	3.3%		IIW		80.0	1.7	23.2	48				83
350B	Waukegan silt loam, 2 to 5 percent slopes	1.45	1.8%		IIe		80.0	2.2	23.2	55				81
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.44	1.8%		IW		224.0	5.8	65.0	80				92
177C	Saude loam, 5 to 9 percent slopes	0.78	1.0%		IIIE		80.0	2.2	23.2	50				75
284C	Flagler sandy loam, 5 to 9 percent slopes	0.52	0.6%		IIIE		80.0	2.2	23.2	46				66

41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.10	0.1%		IVs	Ile	124.8	3.5	36.2	34				56
Weighted Average					2.11	*-	132.2	3.2	38.3	65	11.7	7.4	3.9	*n 78.7

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

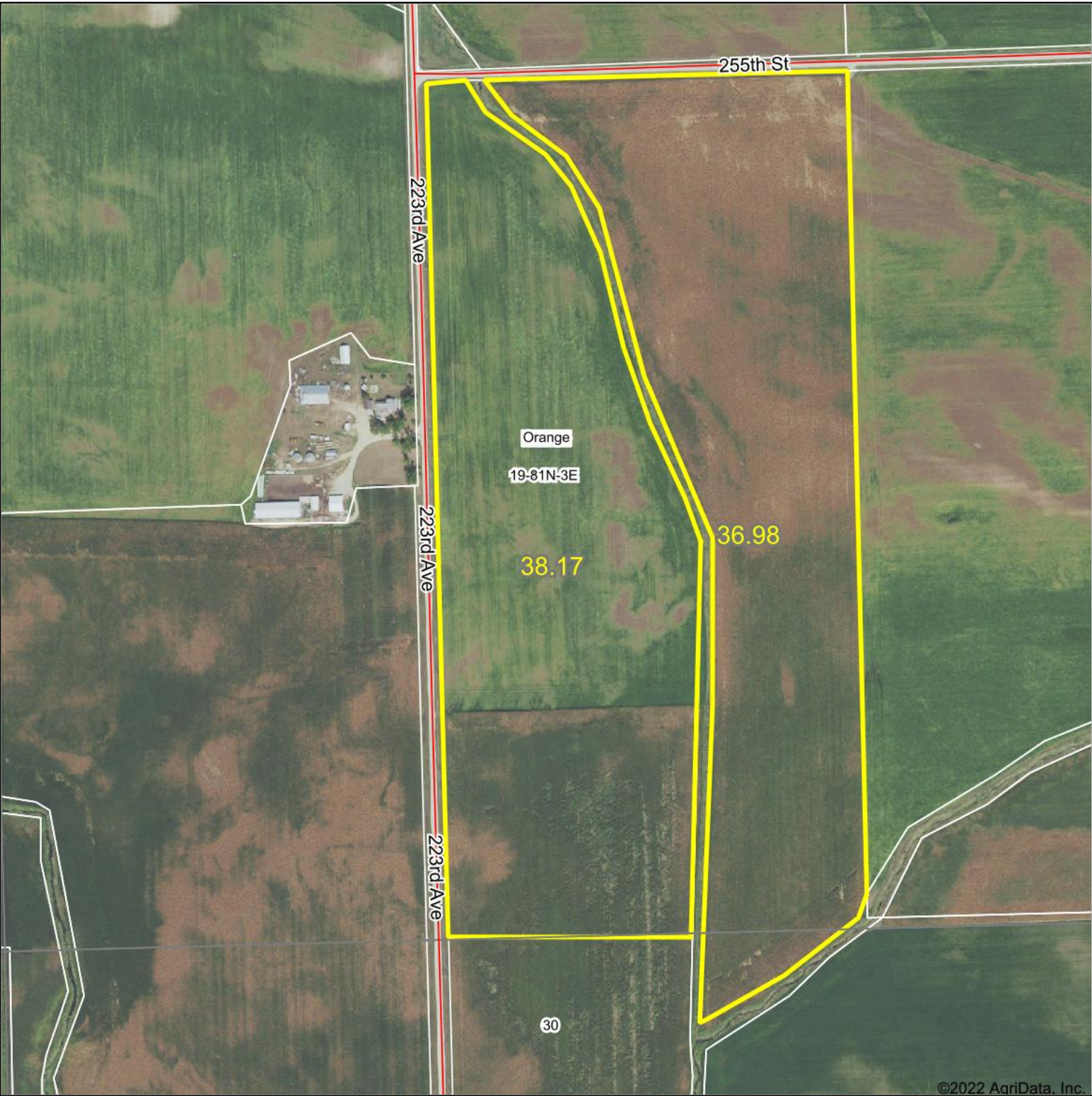
*n: The aggregation method is "Weighted Average using all components"


*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Aerial Map - Tract 5 - Tillable Acres







Map Center: 41° 48' 12.11, -90° 39' 32.76

19-81N-3E
Clinton County
Iowa

0ft 474ft 947ft

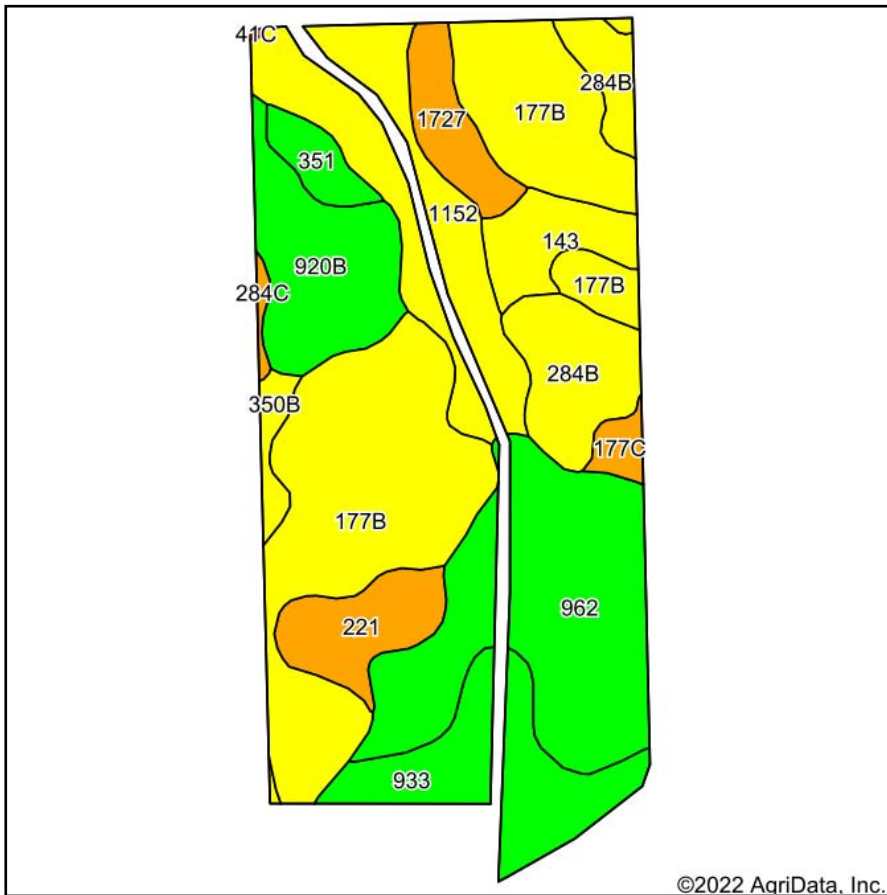


9/15/2022

Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 5 - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clinton**
Location: **19-81N-3E**
Township: **Orange**
Acres: **75.15**
Date: **9/15/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
177B	Saude loam, 2 to 5 percent slopes	21.57	28.7%		II s		80.0	2.2	23.2	55				76
962	Elvira silty clay loam, 0 to 2 percent slopes	13.93	18.5%		II w		198.4	4.2	57.5	83				74
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	8.90	11.8%		II w		80.0	1.7	23.2	54	90	57	30	82
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	6.51	8.7%		II w		204.8	4.3	59.4	78				77
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	6.23	8.3%		II e		232.0	6.5	67.3	92				97
284B	Flagler sandy loam, 1 to 5 percent slopes	5.71	7.6%		III e		80.0	2.2	23.2	51				67
221	Klossner muck, 1 to 4 percent slopes	3.42	4.6%		III w		80.0	1.7	23.2	48				88
143	Brady sandy loam, 1 to 3 percent slopes	2.81	3.7%		II w		164.8	4.3	47.8	61				79
1727	Udolpho loam, 0 to 2 persen slopes	2.61	3.5%		II w		80.0	1.7	23.2	48				83
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.44	1.9%		I w		224.0	5.8	65.0	80				92
350B	Waukegan silt loam, 2 to 5 percent slopes	0.98	1.3%		II e		80.0	2.2	23.2	55				81
177C	Saude loam, 5 to 9 percent slopes	0.77	1.0%		III e		80.0	2.2	23.2	50				75
284C	Flagler sandy loam, 5 to 9 percent slopes	0.27	0.4%		III e		80.0	2.2	23.2	46				66

Weighted Average	2.12	*-	131.3	3.2	38.1	64.9	10.7	6.8	3.6	*n 78.7
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**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Tract 6

TRACT #6

LEGAL DESCRIPTION:

Section 30, Township 81 North, Range 3
 East of the 5th P.M., Clinton Co., IA

Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 6: consists of 78.432 surveyed acres with approximately 76.87 Cropland acres carrying a CSR2 rating of 61.2. The primary soil types include, Saude, Sawmill, and Marshan Loams. The farm is located just West along 223rd Ave., located in Section 19 of Orange Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

TO CONTACT LISTING AGENT:

Call: Alan McNeil
 Cell: 563.321.1125
 Office: 563.659.8185
Alan@PeoplesCompany.com

Call: Douglas R. Yegge
 Cell: 563.320.9900
 Office: 563.659.8185
Doug@PeoplesCompany.com

Yeggemcneilland.com

PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is open for 2023 crop year.

SALE METHOD:

The farmland will be sold in seven individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

**Meints Farm, Tract 6 - 78.432 Surveyed Acres
 Clinton County, IA**

TOTAL ACRES:	78.432 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about December 12, 2022
Price Per Acre:	
Owner:	Meints
Operator:	
County & State:	Clinton Co., IA
Location:	South of Grand Mound, IA
Possession Date:	At closing
Drainage Info:	Natural & Tile
Average Productivity:	61.2 CSR2
Taxable Acres:	77.25 est.
Net RE Taxes:	\$2,581 est.
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

Farmland:	78.432
Crop Acres:	76.87
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	39.48 est.
Corn Yield:	171
Soybean Base:	37.38 est.
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	78.432
Tillable Acres:	76.87
CRP Acres:	
Farmstead:	
Roads:	1.25
Waterways:	.303
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742



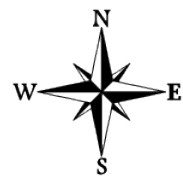
Aerial Map - Total Surveyed Acres - Tract 6



Map Center: 41° 47' 54.62, -90° 39' 24.09

0ft 625ft 1249ft

30-81N-3E
Clinton County
Iowa

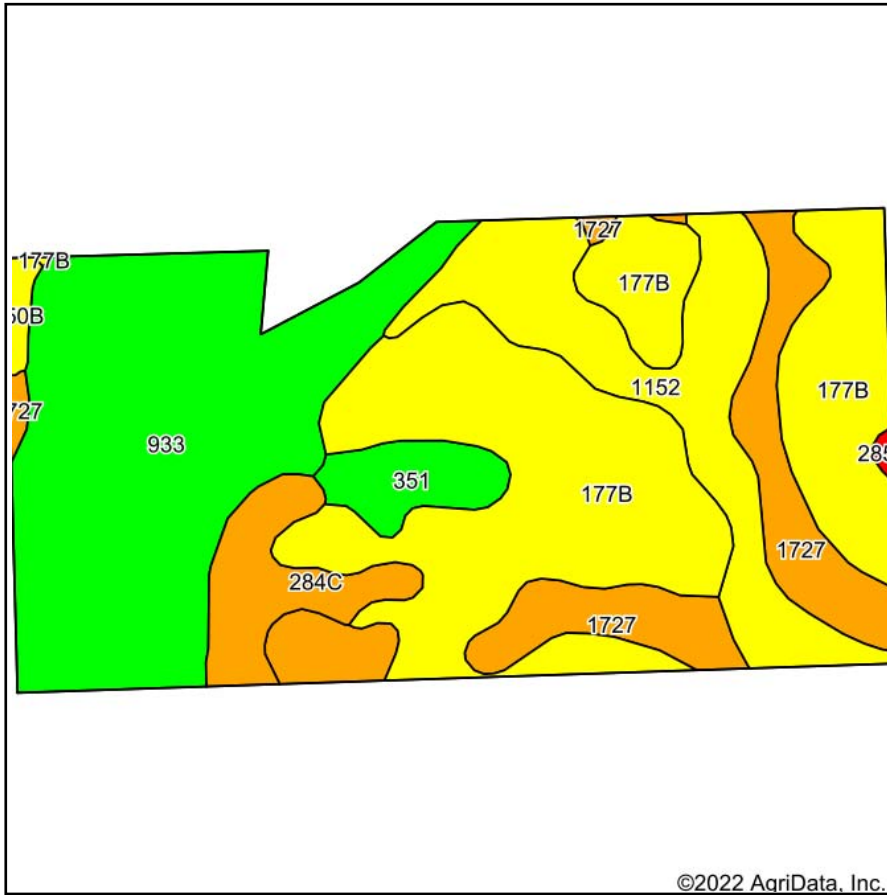


10/21/2022

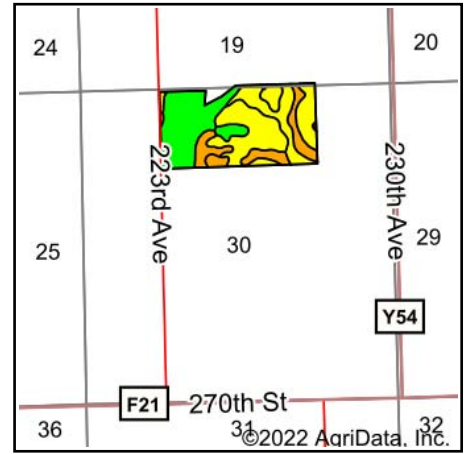
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Surveyed Acres - Tract 6



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **30-81N-3E**
 Township: **Orange**
 Acres: **78.43**
 Date: **10/21/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
177B	Saude loam, 2 to 5 percent slopes	27.31	34.8%		IIIs		80.0	2.2	23.2	55				76
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	23.27	29.7%		IIw		204.8	4.3	59.4	78				77
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	10.74	13.7%		IIw		80.0	1.7	23.2	54	90	57	30	82
1727	Udolpho loam, 0 to 2 percent slopes	9.91	12.6%		IIw		80.0	1.7	23.2	48				83
284C	Flagler sandy loam, 5 to 9 percent slopes	3.99	5.1%		IIIe		80.0	2.2	23.2	46				66
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	2.50	3.2%		Iw		224.0	5.8	65.0	80				92
350B	Waukegan silt loam, 2 to 5 percent slopes	0.56	0.7%		Ile		80.0	2.2	23.2	55				81
285D	Burkhardt sandy loam, 5 to 14 percent slopes	0.15	0.2%		IVe	IIIe	80.0	2.2	23.2	5				60
Weighted Average					2.02	*-	121.6	2.8	35.3	61	12.3	7.8	4.1	*n 78

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"


*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tract 6 - Tillable Acres






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COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Map Center: 41° 47' 54.07, -90° 39' 21.25


30-81N-3E
Clinton County
Iowa

0ft 445ft 890ft



9/15/2022

Maps Provided By:

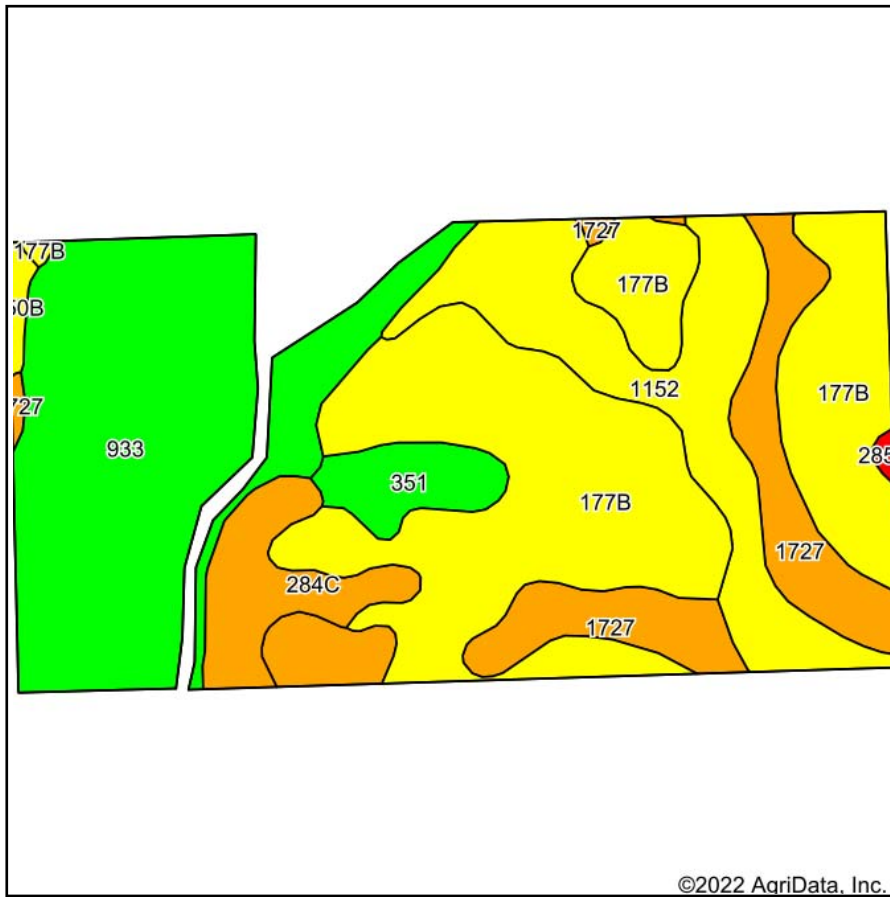


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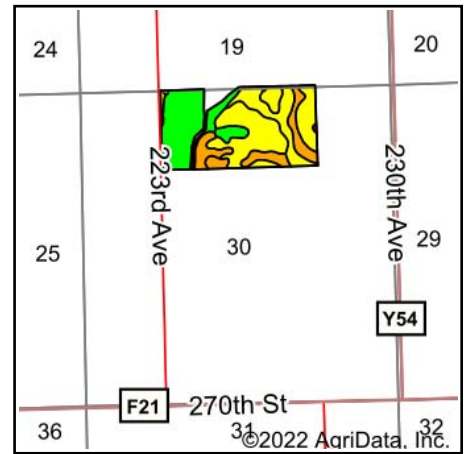
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 6 - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **30-81N-3E**
 Township: **Orange**
 Acres: **76.87**
 Date: **9/15/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
177B	Saude loam, 2 to 5 percent slopes	27.46	35.7%		IIIs		80.0	2.2	23.2	55				76
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	21.77	28.3%		IIw		204.8	4.3	59.4	78				77
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	10.75	14.0%		IIw		80.0	1.7	23.2	54	90	57	30	82
1727	Udolpho loam, 0 to 2 percent slopes	9.79	12.7%		IIw		80.0	1.7	23.2	48				83
284C	Flagler sandy loam, 5 to 9 percent slopes	3.98	5.2%		IIIe		80.0	2.2	23.2	46				66
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	2.50	3.3%		Iw		224.0	5.8	65.0	80				92
350B	Waukegan silt loam, 2 to 5 percent slopes	0.46	0.6%		Ile		80.0	2.2	23.2	55				81
285D	Burkhardt sandy loam, 5 to 14 percent slopes	0.16	0.2%		IVe	IIIe	80.0	2.2	23.2	5				60
Weighted Average					2.02	*-	120	2.8	34.8	60.7	12.6	8	4.2	*n 78

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

BOUNDARY DESCRIPTIONS

MEINTS FAMILY FARM

PROJECT NO. 2022230

PARCEL "B"

Part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 19 in Township 81 North (T81N), Range 3 East (R3E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Northwest corner of the Northwest Quarter (NW 1/4) of said Section 19; thence South 89 Degrees 47 Minutes 21 Seconds East, along the North line thereof, a distance of 1,299.10 feet to the Northeast corner of said West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 19; thence South 00 Degrees 24 Minutes 18 Seconds West, along the East line thereof, a distance of 2,460.55 feet to a point in the drainway crossing said West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 19; thence North 64 Degrees 17 Minutes 54 Seconds West, with said drainway, a distance of 426.87 feet; thence North 53 Degrees 52 Minutes 34 Seconds West, with said drainway, a distance of 225.07 feet; thence North 41 Degrees 26 Minutes 39 Seconds West, with said drainway, a distance of 429.12 feet; thence North 38 Degrees 14 Minutes 18 Seconds West, with said drainway, a distance of 586.23 feet; thence North 79 Degrees 48 Minutes 46 Seconds West, with said drainway, a distance of 81.37 feet to the West line of said Northwest Quarter (NW 1/4) of Section 19; thence North 00 Degrees 29 Minutes 44 Seconds East, along said West line, a distance of 1,351.00 feet to the Point of Beginning;

Containing 59.172 acres, more or less.

PARCEL "C"

Part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19 in Township 81 North (T81N), Range 3 East (R3E) of the Fifth Principal Meridian (5th PM), all in Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southwest corner of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19; thence South 89 Degrees 43 Minutes 26 Seconds East, along the South line thereof, a distance of 745.67 feet; thence North 16 Degrees 39 Minutes 00 Seconds East, a distance of 559.81 feet; thence South 89 Degrees 35 Minutes 42 Seconds East, a distance of 403.10 feet to the East line of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19; thence North 00 Degrees 24 Minutes 18 Seconds East, along said East line, a distance of 974.66 feet to a point in the drainway crossing the West Half (W 1/2) of the Northwest Quarter (NE 1/4) of said Section 19; thence North 64 Degrees 17 Minutes 54 Seconds West, with said drainway, a distance of 426.87 feet; thence North 53 Degrees 52 Minutes 34 Seconds West, with said drainway, a distance of 225.07 feet; thence North 41 Degrees 26 Minutes 39 Seconds West, with said drainway, a distance of 429.12 feet; thence North 38 Degrees 14 Minutes 18 Seconds West, with said drainway, a distance of 586.23 feet; thence North 79 Degrees 48 Minutes 46 Seconds West, with said drainway, a distance of 81.37 feet to the West line of said Section 19; thence South 00 Degrees 29 Minutes 44 Seconds West, along said West line, a distance of 2,618.95 feet to the Point of Beginning;

Containing 53.600 acres, more or less.

PARCEL "D"

Part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 19 in Township 81 North (T81N), Range 3 East (R3E) of the Fifth Principal Meridian (5th PM), all in Clinton County, Iowa, bounded and described as follows, to wit:

Commencing at the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 19; thence South 89 Degrees 43 Minutes 26 Seconds East, along the South line thereof, a distance of 745.67 feet to the Point of Beginning of the hereinafter described parcel; thence North 16 Degrees 39 Minutes 00 Seconds East, a distance of 559.81 feet; thence South 89 Degrees 35 Minutes 42 Seconds East, a distance of 403.10 feet to the East line of said West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 19; thence South 00 Degrees 24 Minutes 18 Seconds West, along said East line, a distance of 611.08 feet; thence North 89 Degrees 43 Minutes 26 Seconds West, a distance of 581.54 feet; thence North 16 Degrees 39 Minutes 00 Seconds East, a distance of 78.04 feet to the Point of Beginning;

Containing 6.912 acres, more or less.

PARCEL "E"

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 24 in Township 81 North (T81N), Range 2 East (R2E) of the Fifth Principal Meridian (5th PM), part of the Southwest Quarter (SW 1/4) of Section 19 and part of the Northwest Quarter (NW 1/4) of Section 30 in Township 81 North (T81N), Range 3 East (R3E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Northwest corner of the Northwest Quarter (NW 1/4) of said Section 30; thence South 00 Degrees 34 Minutes 32 Seconds West, along the West line thereof, a distance of 1,234.24 feet to a point in the drainway crossing the West Half (W 1/2) of said Northwest Quarter (NW 1/4) of Section 30; thence South 84 Degrees 04 Minutes 32 Seconds East, with said drainway, a distance of 195.99 feet; thence North 64 Degrees 54 Minutes 36 Seconds East, with said drainway, a distance of 142.66 feet; thence South 38 Degrees 04 Minutes 06 Seconds East, with said drainway, a distance of 202.28 feet; thence South 75 Degrees 16 Minutes 26 Seconds East, with said drainway, a distance of 95.23 feet; thence South 89 Degrees 39 Minutes 52 Seconds East, with said drainway, a distance of 166.35 feet; thence North 86 Degrees 46 Minutes 59 Seconds East, with said drainway, a distance of 158.21 feet; thence South 74 Degrees 39 Minutes 44 Seconds East, with said drainway, a distance of 143.97 feet; thence South 86 Degrees 11 Minutes 03 Seconds East, with said drainway, a distance of 303.22 feet to the East line of the West Half (W 1/2) of said Section 30; thence North 00 Degrees 31 Minutes 54 Seconds East, along said West line, a distance of 1,423.05 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 19; thence North 00 Degrees 24 Minutes 18 Seconds East, along the East line thereof, a distance of 1,246.86 feet; thence North 89 Degrees 43 Minutes 26 Seconds West, a distance of 581.54 feet; thence North 16 Degrees 39 Minutes 00 Seconds East, a distance of 78.04 feet to the North line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 19; thence North 89 Degrees 43 Minutes 26 Seconds West, along said North line, a distance of 745.67 feet to the Northeast corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 24; thence North 89 Degrees 44 Minutes 17 Seconds West, along the North line thereof, a distance of 1,320.06 feet to the Northwest corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 24; thence South 00 Degrees 27 Minutes 34 Seconds West, along the West line thereof, a distance of 1,323.14 feet to the Southwest corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 24; thence South 89 Degrees 43 Minutes 50 Seconds East, along the South line thereof, a distance of 1,319.23 feet to the Point of Beginning;

Containing 118.989 acres, more or less.

PARCEL "F"

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 19 and part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 30 in Township 81 North (T81N), Range 3 East (R3E) of the Fifth Principal Meridian (5th PM), all in Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Northeast corner of said Southwest Quarter (SW 1/4) of Section 19; thence South 00 Degrees 22 Minutes 31 Seconds West, along the East line thereof, a distance of 2,640.32 feet to the Northeast corner of said Northwest Quarter (NW 1/4) of Section 30; thence North 89 Degrees 47 Minutes 33 Seconds West, along the North line thereof, a distance of 28.65 feet to a point in the drainway crossing said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 30; thence South 54 Degrees 59 Minutes 31 Seconds West, with said drainway, a distance of 214.15 feet; thence South 50 Degrees 04 Minutes 14 Seconds West, with said drainway, a distance of 164.45 feet; thence South 72 Degrees 31 Minutes 46 Seconds West, with said drainway, a distance of 79.53 feet; thence South 51 Degrees 11 Minutes 19 Seconds West, with said drainway, a distance of 76.47 feet; thence South 63 Degrees 59 Minutes 38 Seconds West, with said drainway, a distance of 76.35 feet to the confluence with a drainway from the North; thence North 02 Degrees 58 Minutes 17 Seconds East, with said drainway, a distance of 335.90 feet to the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 19; thence North 89 Degrees 47 Minutes 33 Seconds West, along said South line, a distance of 802.81 feet to the Southwest corner thereof; thence North 00 Degrees 24 Minutes 18 Seconds East, along the West line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 19, a distance of 2,643.48 feet to the Northwest corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 19; thence South 89 Degrees 39 Minutes 18 Seconds East, along the North line thereof, a distance of 1,318.25 feet to the Point of Beginning;

Containing 81.988 acres, more or less.

PARCEL "G"

Part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 30 in Township 81 North (T81N), Range 3 East (R3E) of the Fifth Principal Meridian (5th PM), all in Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Northeast corner of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 30; thence North 89 Degrees 47 Minutes 33 Seconds West, along the North line thereof, a distance of 28.65 feet to a point in the drainway crossing said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 30; thence South 54 Degrees 59 Minutes 31 Seconds West, with said drainway, a distance of 214.15 feet; thence South 50 Degrees 04 Minutes 14 Seconds West, with said drainway, a distance of 164.45 feet; thence South 72 Degrees 31 Minutes 46 Seconds West, with said drainway, a distance of 79.53 feet; thence South 51 Degrees 11 Minutes 19 Seconds West, with said drainway, a distance of 76.47 feet; thence South 63 Degrees 59 Minutes 38 Seconds West, with said drainway, a distance of 76.35 feet to the confluence with a drainway from the North; thence North 02 Degrees 58 Minutes 17 Seconds East, with said drainway, a distance of 335.90 feet to the North line of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 30; thence North 89 Degrees 47 Minutes 33 Seconds West, along the North line thereof, a distance of 802.81 feet to the West line of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 30; thence South 00 Degrees 31 Minutes 54 Seconds West, along said West line, a distance of 1,324.32 feet to the Southwest corner thereof; thence South 89 Degrees 36 Minutes 42 Seconds East, along the South line of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 30, a distance of 2,642.76 feet to the Southeast corner of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 30; thence North 00 Degrees 22

Minutes 47 Seconds East, along the East line thereof, a distance of 1,324.88 feet to the Northeast corner of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 30; thence North 89 Degrees 27 Minutes 20 Seconds West, along the North line of thereof, a distance of 1,319.63 feet to the Point of Beginning;

Containing 78.432 acres, more or less.

PARCEL "H"

Part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 30 in Township 81 North (T81N), Range 3 East (R3E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 30; thence North 00 Degrees 34 Minutes 32 Seconds East, along the West line thereof, a distance of 1,410.00 feet to a point in the drainway crossing said West Half (W 1/2) of said Northwest Quarter (NW 1/4) of Section 30 thence South 84 Degrees 04 Minutes 32 Seconds East, with said drainway, a distance of 195.99 feet; thence North 64 Degrees 54 Minutes 36 Seconds East, with said drainway, a distance of 142.66 feet; thence South 38 Degrees 04 Minutes 06 Seconds East, with said drainway, a distance of 202.28 feet; thence South 75 Degrees 16 Minutes 26 Seconds East, with said drainway, a distance of 95.23 feet; thence South 89 Degrees 39 Minutes 52 Seconds East, with said drainway, a distance of 166.35 feet; thence North 86 Degrees 46 Minutes 59 Seconds East, with said drainway, a distance of 158.21 feet; thence South 74 Degrees 39 Minutes 44 Seconds East, with said drainway, a distance of 143.97 feet; thence South 86 Degrees 11 Minutes 03 Seconds East, with said drainway, a distance of 303.22 feet to the East line of the West Half (S 1/2) of said Section 30; thence South 00 Degrees 31 Minutes 54 Seconds West, along said East line, a distance of 1,225.59 feet to the South line of said Northwest Quarter (NW 1/4) of Section 30; thence North 89 Degrees 35 Minutes 58 Seconds West, along said South line, a distance of 1,309.47 feet to the Point of Beginning;

Containing 39.275 acres, more or less.